



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

CLICK HERE FOR
FORMS, CHECKLISTS
& FEES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 501 South Surf Road
Lot(s): 1 & 2 Block(s): 13 Subdivision: Hollywood Beach
Folio Number(s): 51421302870

Zoning Classification: BWK-25-HD-R Land Use Classification: Residential
Existing Property Use: Residential - Vacant Sq Ft/Number of Units: 1 Unit 9,881 Sq. Ft.
Is the request the result of a violation notice? Yes No **If yes, attach a copy of violation.**
Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Review of a New 4 Story Single Family Residence by the Historic Preservation Board

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="N/A"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="5"/>)
Height (# of stories)	(# STORIES) <input type="text" value="4"/> (<input type="text" value="40"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="6,376"/> Sq Ft (<input type="text"/> FT.)

Name of Current Property Owner: 501 S. Surf Rd Trust
Address of Property Owner: 2417 Hollywood Boulevard
Telephone: 954-920-5746 **Email Address:** joseph@kallerarchitects.com

Applicant Joseph B. Kaller Kaller Architecture **Consultant** **Representative** **Tenant**
Address: 2417 Hollywood Boulevard Hollywood, FL 33020 **Telephone:** 954-920-5746
Email Address: joseph@kallerarchitects.com
Email Address #2: _____

Date of Purchase: _____ **Is there an option to purchase the Property?** Yes No
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates
E-mail Address: cutroplanning@yahoo.com



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *MELISSA M. GROSSMAN*, trustee Date: 10/8/24

PRINT NAME: Melissa M. Grossman as Trustee of the 501 S. Surf Trust Date: 10/8/24

Signature of Consultant/Representative: *Joseph B. Kaller* Date: 10-8-2024

PRINT NAME: Joseph B. Kaller Date: 10-8-24

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Historic Preservation Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller Kaller Architecture to be my legal representative before the Historic Preservation (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 8th day of October 2024

Tina P. Feldman
Notary Public
State of ~~Florida~~ Commonwealth of Pennsylvania

MELISSA M. GROSSMAN
Signature of Current Owner

Melissa M. Grossman, as Trustee of the 501 S. Surf Pl. Trust.
Print Name

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____





KallerArchitecture

501 S SURF RD. HOLLYWOOD, FL. 33019

DESIGN CRITERIA AND PROJECT DESCRIPTION

The design for this four-story residence, situated in a prime location facing the ocean, is conceived under the core principles of contemporary architecture, emphasizing openness and transparency. Its design seeks to engage respectfully with the natural and urban environment while providing its residents with an elevated living experience, constantly connected to the sweeping ocean views.

The ground floor, dedicated to parking and storage, serves as a solid base upon which the upper structure rises. The three upper levels encompass generous living spaces that open expansively to the outside through large glass surfaces made of Low-E glass, a material selected both for its thermal efficiency and its ability to enhance views without compromising interior comfort. The glass, along with dark bronze framing, lends a light yet elegant appearance, seamlessly integrating the residence with its coastal surroundings.

A defining feature of the design is the use of prominent cantilevers, which cast deep shadows over the terraces, providing protection from the tropical sun. This interplay of shadow and transparency accentuates the relationship between interior and exterior spaces, creating transitional zones that connect with the surrounding vegetation. The cantilevered terraces, together with the rooftop viewing terrace, act as observation platforms, allowing residents to fully enjoy the ocean views while reinforcing the sense of openness that defines the home.

In terms of materials, the project adopts a sober, neutral palette that harmonizes with the natural and architectural context of Hollywood. Travertine stone is applied to specific areas of the façade, evoking a materiality that connects with the Mediterranean tradition and the natural textures of the environment. Complementing this, light gray stone is used in details that add contrast and depth, while the white stucco with a sand finish brings a luminous and tactile quality to the exterior. The use of natural wood in select elements introduces warmth and a human touch, while preserving the contemporary and minimalist character of the residence.

Lush tropical vegetation surrounds the home, softening the transition between the structure and the landscape, reinforcing the notion of living in a coastal paradise. The selected trees and plants not only enhance the immediate environment but also play a vital role in creating microclimates, filtering sunlight, and promoting natural ventilation.

This residence is designed to offer all modern comforts to its inhabitants without disrupting the harmony of the existing architectural fabric in the area. The project respects the scale and architectural language of the local context, while its materiality and volumetric design ensure a harmonious integration with its surroundings, creating a respectful dialogue between the historic and contemporary architecture of Hollywood.

501 S SURF ROAD RESIDENCE

501 S SURF ROAD.
HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514213012870

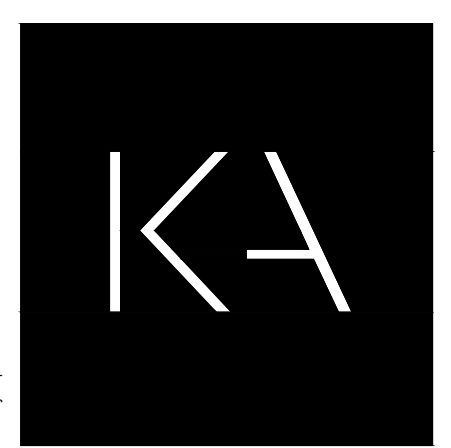
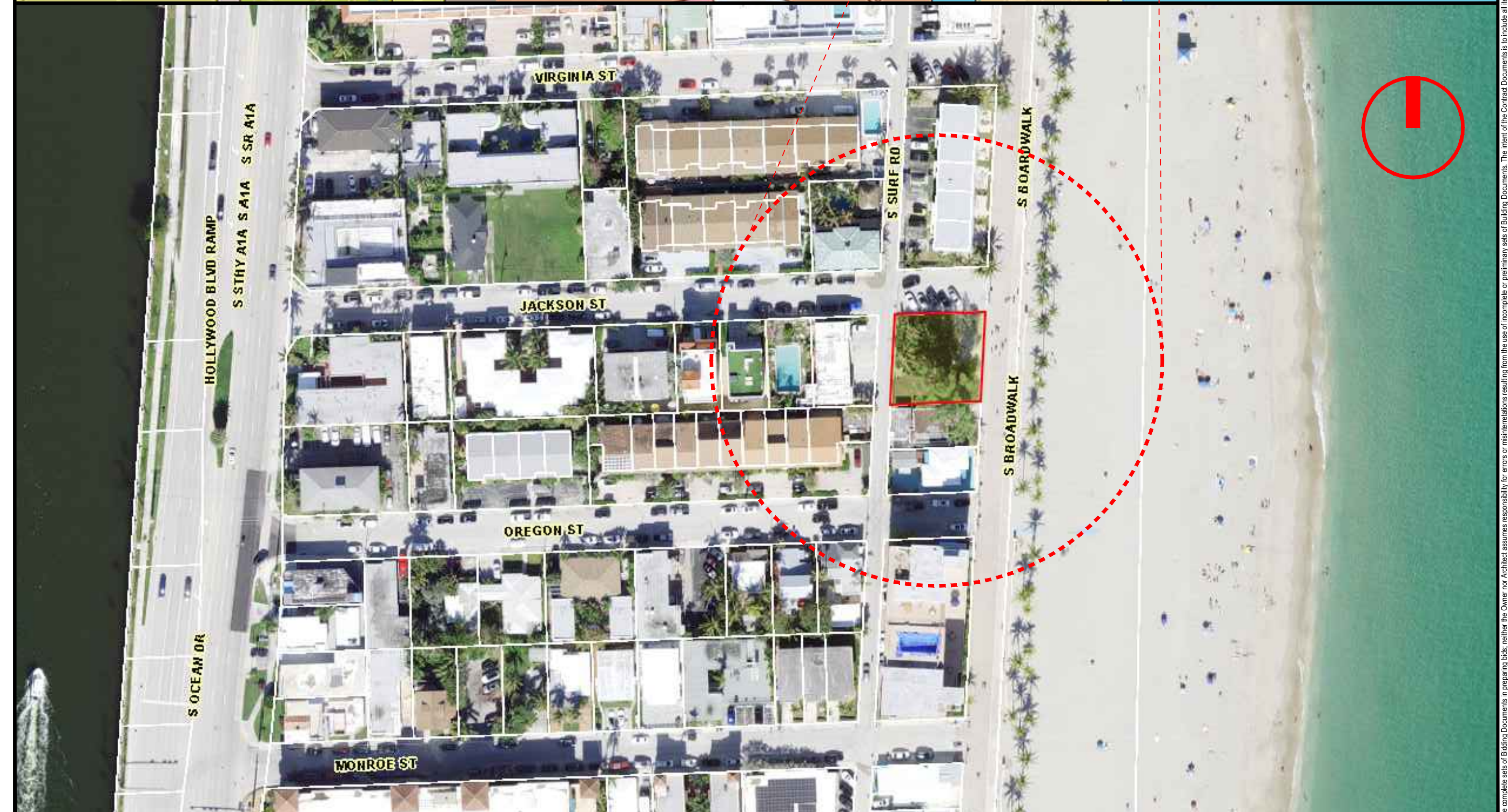
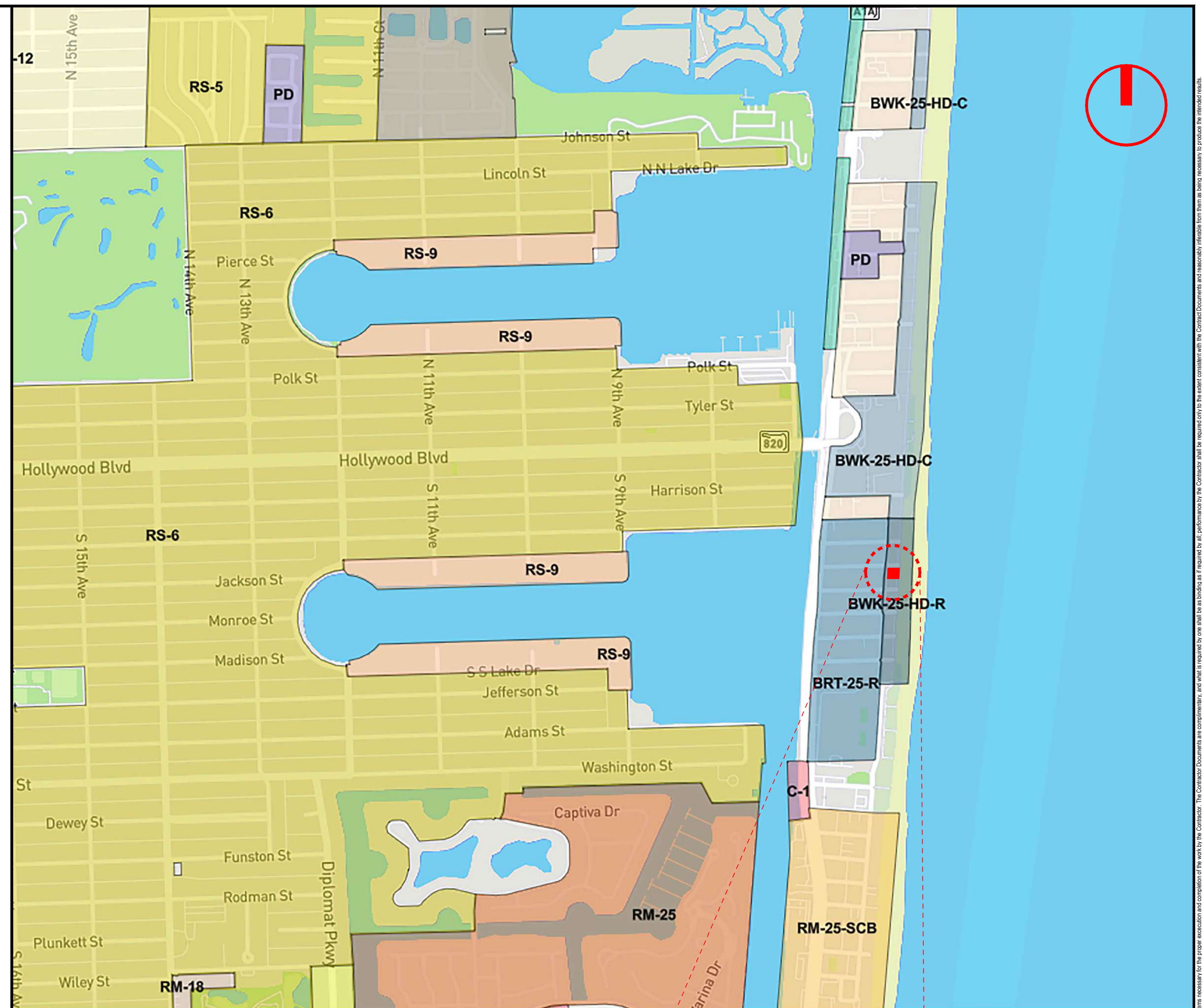
Site Area: 6,376 SF (0.14 acres)

ARCHITECTURE

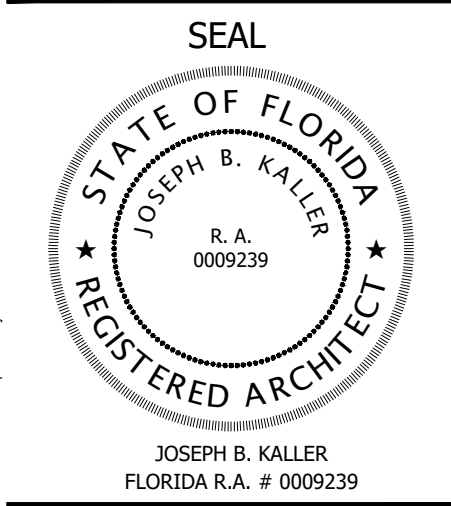
- A-0.0 COVER
- A-R.1 RENDERING
- A-R.2 RENDERING
- A-R.3 AERIAL RENDERING
- A-R.4 AERIAL RENDERING
- A-1.1 SITE PLAN, SITE DATA & PROJECT INFO
- A-1.2 CONTEXT SITE PLAN & PROJECT DESCRIPTION
- A-1.3 AREA DIAGRAM
- A-1.4 COLOR PHOTOGRAPHS SUBJECT SITE & ADJACENT PROPERTIES
- A-2.1 GROUND FLOOR
- A-2.2 SECOND FLOOR
- A-2.3 THIRD FLOOR
- A-2.4 FOURTH FLOOR
- A-2.5 ROOF TERRACE
- A-2.6 ROOF PLAN
- A-3.1 NORTH ELEVATION
- A-3.2 WEST ELEVATION
- A-3.3 SOUTH ELEVATION
- A-3.4 EAST ELEVATION
- A-3.5 STREET PROFILE

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com



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PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE PLAN / SITE DATA
PROJECT INFO

MEETING DATES

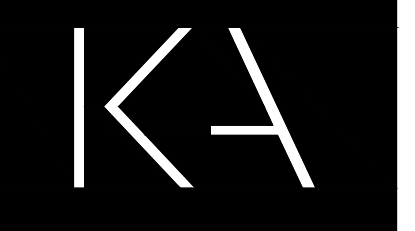
BOARD/ COMMITTEE	DATE	DESCRIPTION

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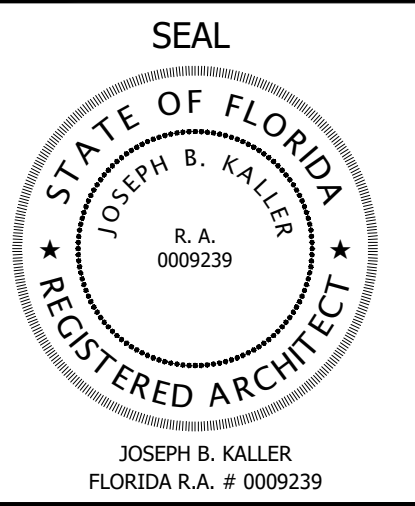
PROJECT No.: 24217
DATE: 02.05.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

SHEET
A-0.0

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PROJECT TITLE
 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 RENDERING

MEETING DATES

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 REVISED BY: JBK

SHEET
A-R.1

NOTE:
 ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

1 RENDERING - VIEW FROM SOUTH BROADWALK
 N.T.S.

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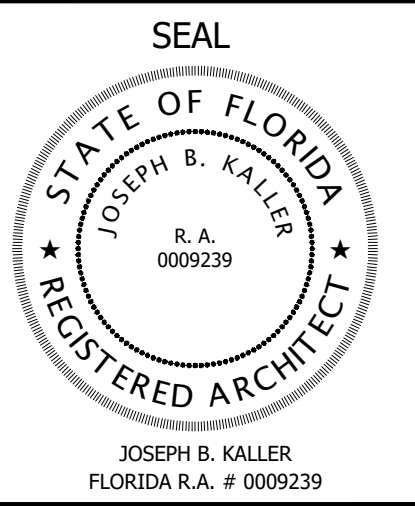
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1 RENDERING - VIEW FROM JACKSON ST.
N.T.S.

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 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 RENDERING

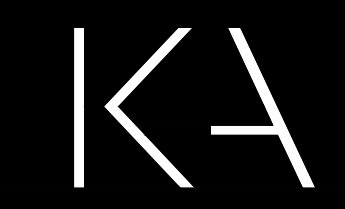
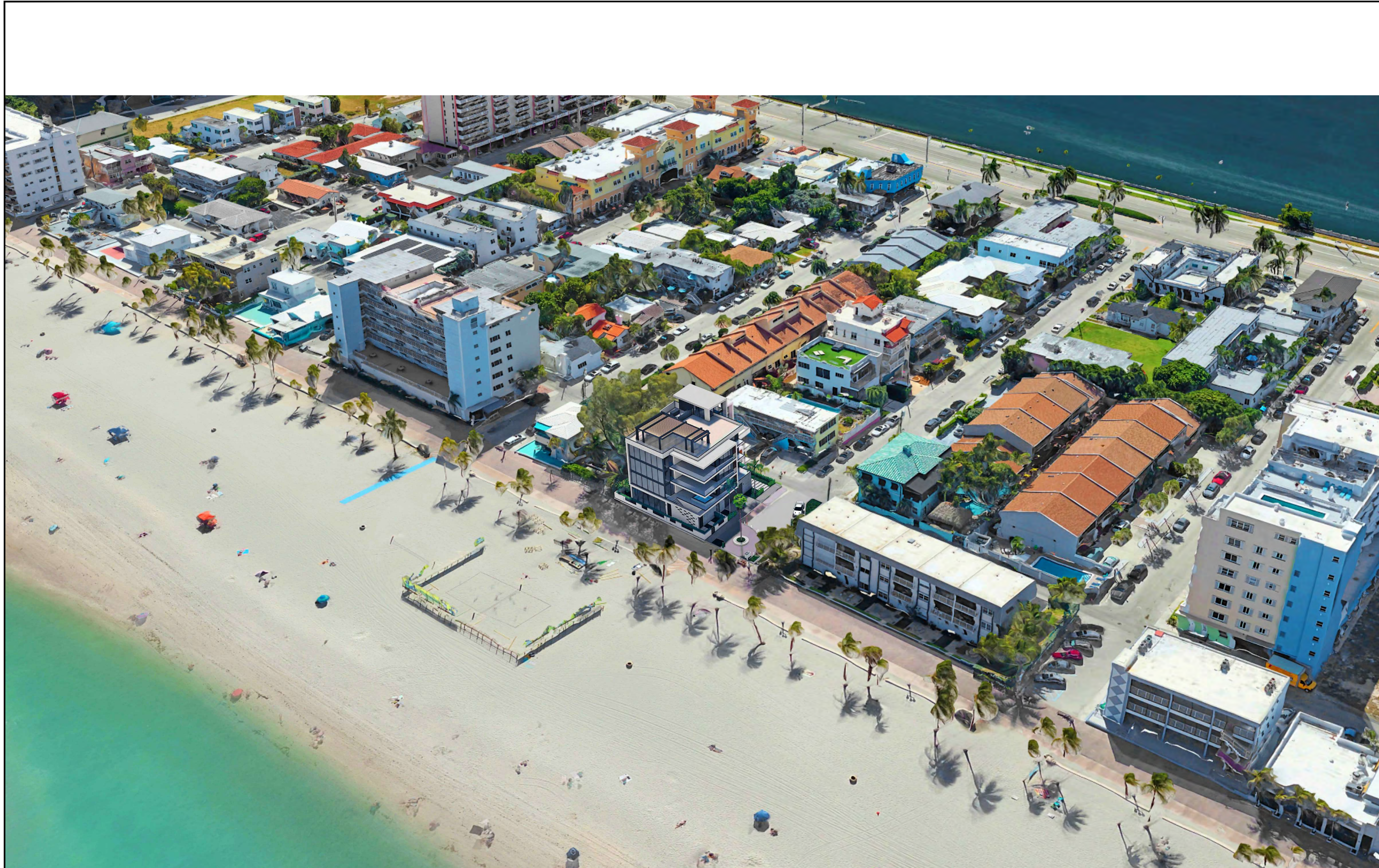
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

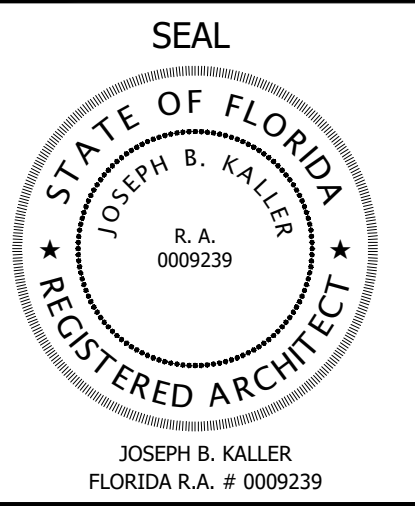
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 DESIGNER: SCHIFFINO
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SHEET
A-R.2



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 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 RENDERING

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

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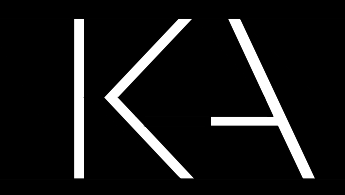
PROJECT No.: 24217
 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK

SHEET
A-R.3

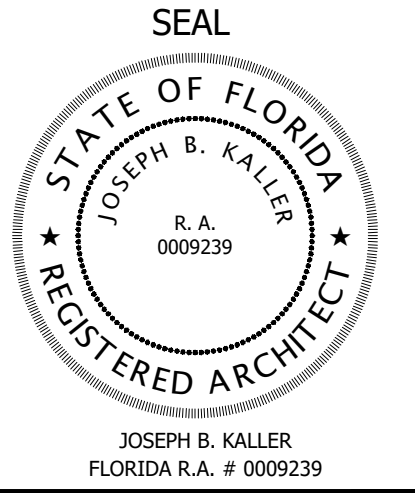
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1 RENDERING - VIEW FROM JACKSON ST.
 N.T.S.



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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 RENDERING

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

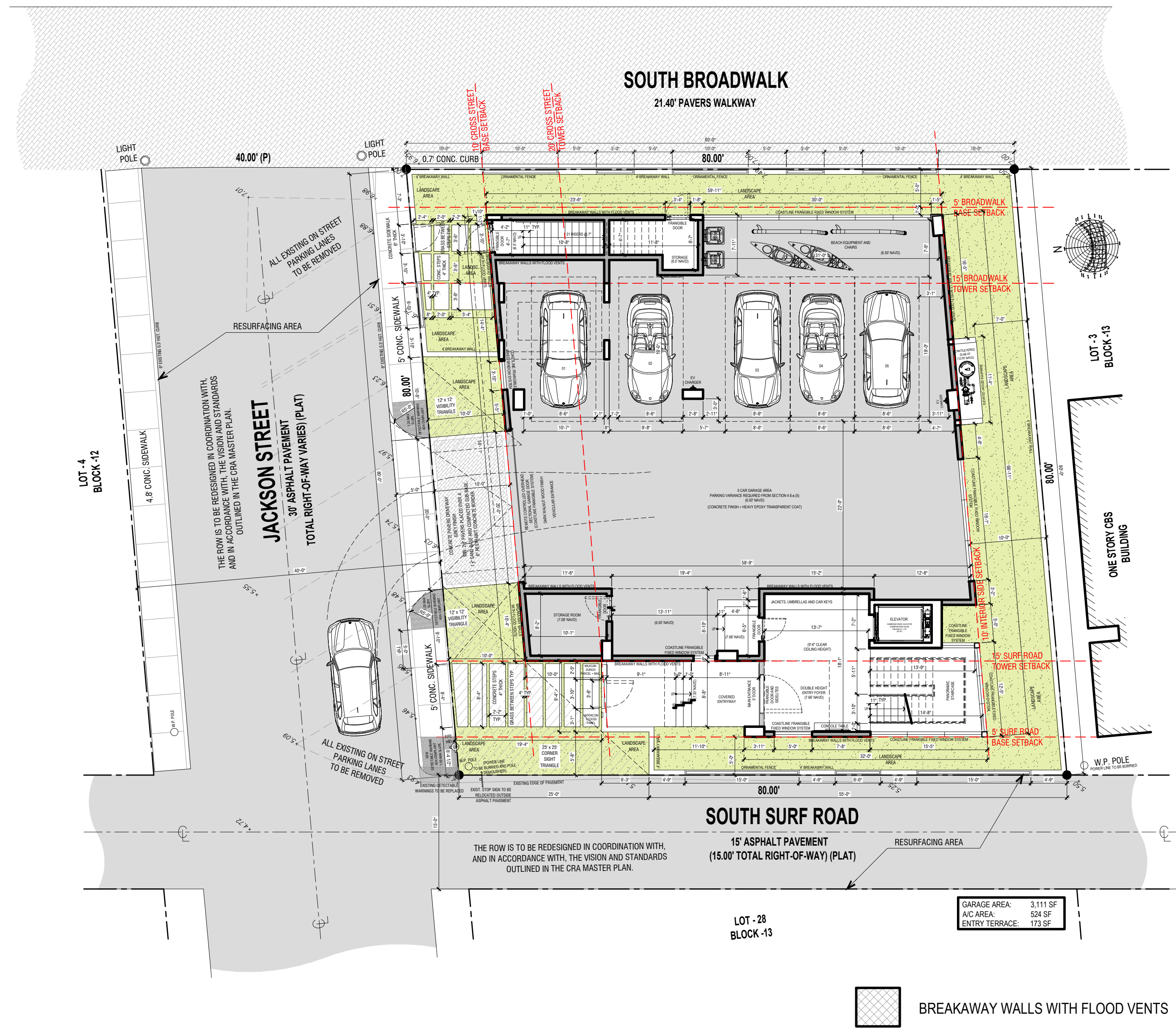
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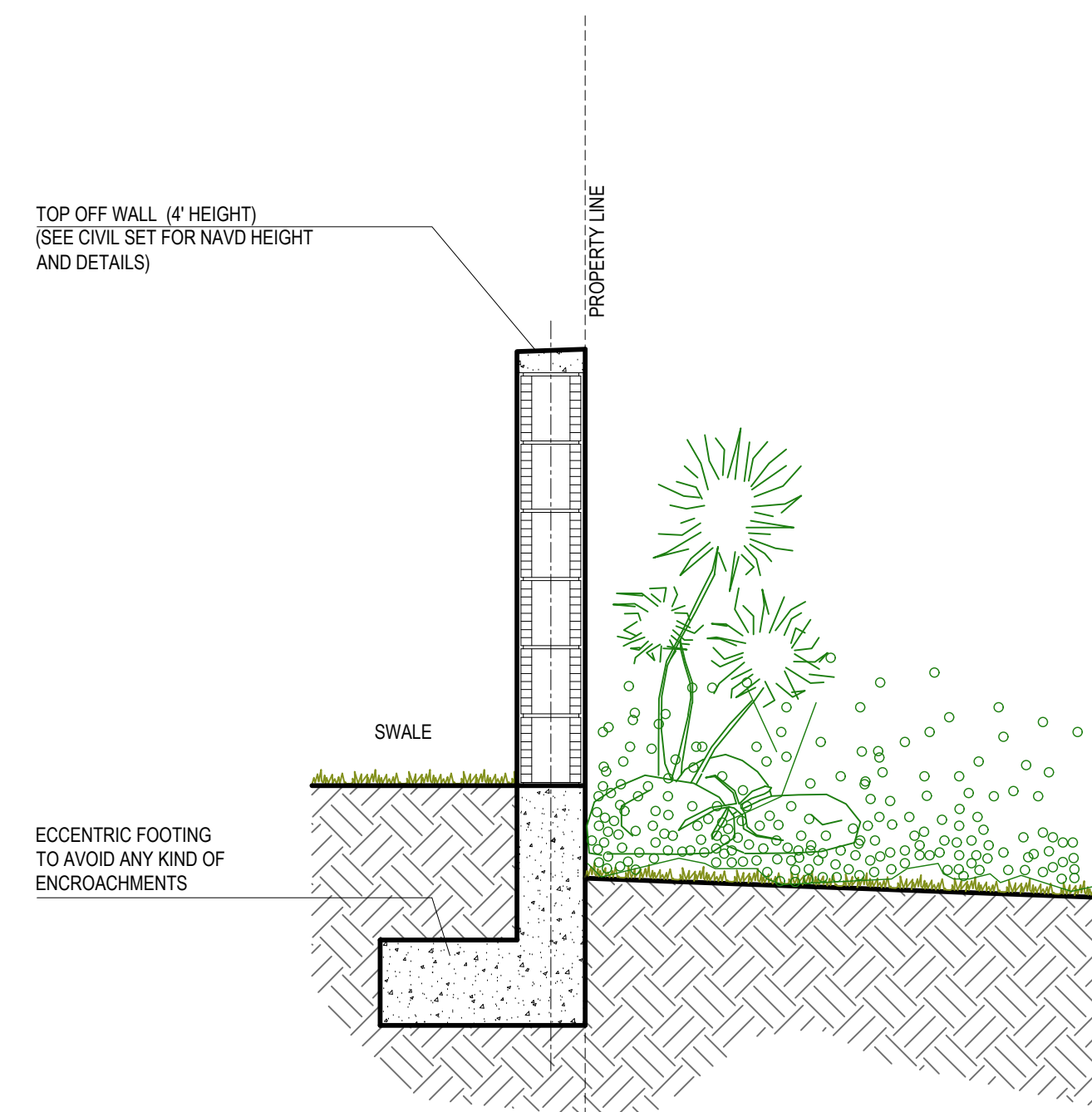
SHEET
A-R.4

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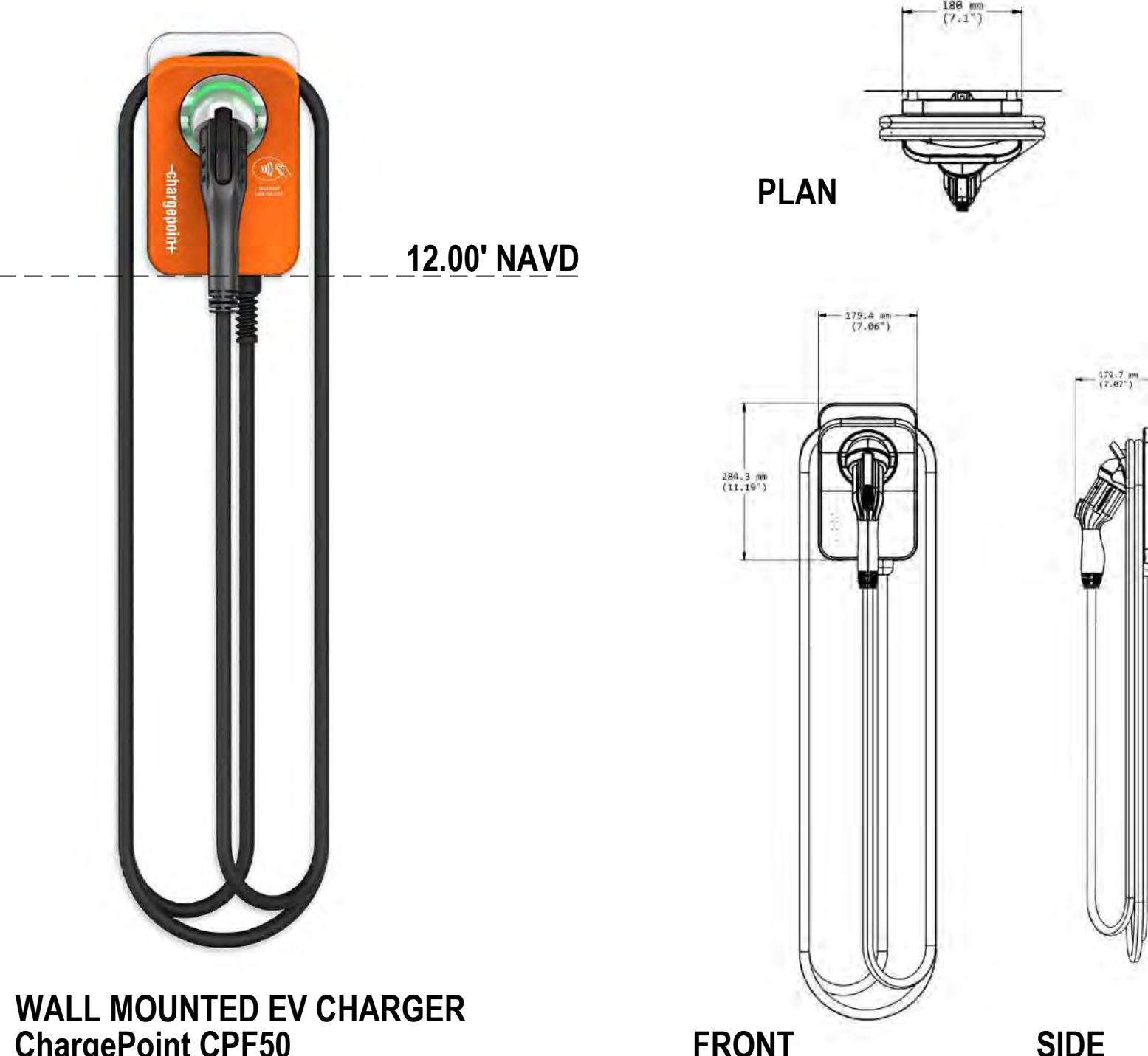
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1 SITE PLAN
3/16" = 1'-0"



2 PERIMETER BREAKAWAY LOW WALL DETAIL & EV CHARGER
N.T.S.



3 PROJECT INFO
N.T.S.

501 S SURF RD
HOLLYWOOD, FL 33019

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514213012870
Site Area: 6,376 SF (0.14 acres)

ZONING INFO

BASIC ZONING

Zone: BWK-25-HD-R
Broadwalk Historic District Residential
Existing Building Use: RESIDENTIAL - VACANT LAND
Existing Land Use: Residential

BUILDING INTENSITY

Maximum Lot Coverage: N/A
Maximum Building Height: 40 ft
Maximum Height - Stories: 4
Floor Area Ratio: N/A

BUILDING BASE SETBACK (up to 25' height):

Cross Streets: 10.00 ft
Broadwalk: 5.00 ft
Surf Road: 5.00 ft
Interior Side: Sum of interior side setbacks shall equal a minimum 25% of lot width; 10 feet minimum.

BUILDING TOWER SETBACK:

Cross Streets: 20.00 ft
Broadwalk: 15.00 ft
Surf Road: 15.00 ft
Interior Side: 10.00 ft

Lot width shall be measured along Surf Road.

Cross Street, Broadwalk, and Surf Road building tower setbacks may match building base setbacks for up to 40% of the site frontage.

Balcony Encroachments 25% of the required setback or 6'-0" Max.

FEMA
Proposed (effective July 31, 2024) VE: 11 Feet

FENCES AND WALLS:

Residential Zone.
Front yard area: 4 ft.
Side yard area: 6 ft.
Rear yard area: 6 ft.

PARKING REQUIREMENT

2 parking spaces for the first 2000 sq.ft. of under air living area.
Then one stall every 500 SF with a cap at 5

PARKING REQUIRED: 5 SPACES
PROVIDED: 5 SPACES

NOTE:
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PROJECT INFO

Maximum Building Height:
Allowed: 40 ft
Proposed: 40 ft (4 Stories)

BUILDING BASE SETBACK (up to 25' height):

Cross Streets :
Minimum: 10.00 ft
Proposed: 10.00 ft

Broadwalk:
Minimum: 5.00 ft
Proposed: 5.00 ft

Surf Road:
Minimum: 5.00 ft
Proposed: 5.00 ft

Interior Side:
Minimum: 10.00 ft
Proposed: 10.00 ft

BUILDING TOWER SETBACK:

Cross Streets :
Minimum: 20.00 ft
Proposed: 20.00 ft (60%)
10.00 ft (40% matching building base setback)

Broadwalk:
Minimum: 15.00 ft
Proposed: 15.00 ft (60%)
5.00 ft (40% matching building base setback)

Surf Road:
Minimum: 15.00 ft
Proposed: 15.00 ft (60%)
5.00 ft (40% matching building base setback)

Interior Side:
Minimum: 10.00 ft
Proposed: 10.00 ft

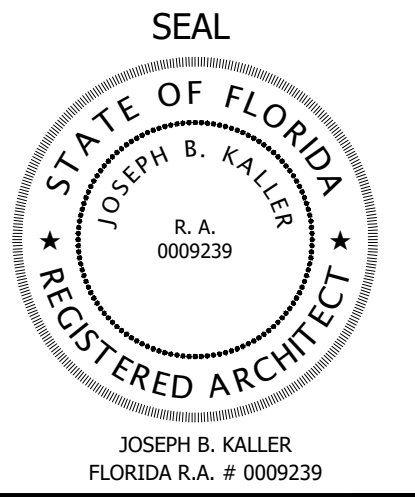
Fence:
Proposed: 4 ft

OPEN SPACE - PERVIOUS AREA:

Minimum Required: 20% (1,275.2 ft²)
Proposed: 28% (1,791 ft²)

A/C TABLE SCHEDULE

GROUND FLOOR: 524 ft²
SECOND FLOOR: 2,900 ft²
THIRD FLOOR: 2,978 ft²
FOURTH FLOOR: 2,978 ft²
ROOF TERRACE: 501 ft²
TOTAL A/C AREA: 9,881 ft²



PROJECT TITLE
501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE PLAN / SITE DATA
PROJECT INFO

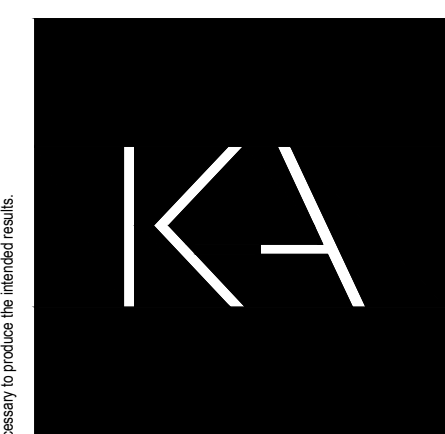
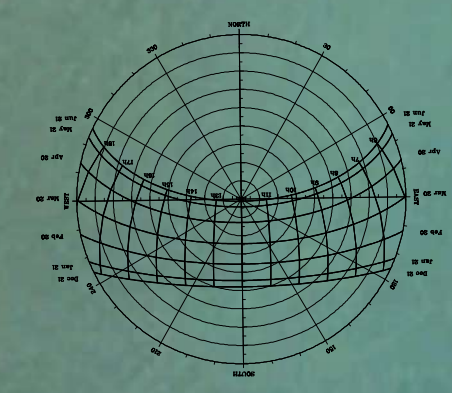
MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

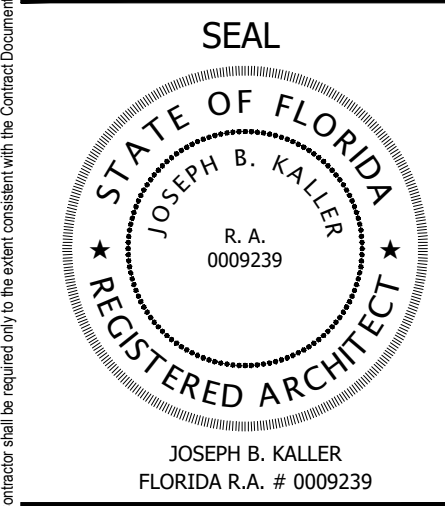
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SHEET

A-1.1



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**501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019**

PROJECT TITLE

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 CONTEXT SITE PLAN
 & PROJECT DESCRIPTION

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

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 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK

SHEET

A-1.2

DESIGN CRITERIA AND PROJECT DESCRIPTION

The design for this four-story residence, situated in a prime location facing the ocean, is conceived under the core principles of contemporary architecture, emphasizing openness and transparency. Its design seeks to engage respectfully with the natural and urban environment while providing its residents with an elevated living experience, constantly connected to the sweeping ocean views.

The ground floor, dedicated to parking and storage, serves as a solid base upon which the upper structure rises. The three upper levels encompass generous living spaces that open expansively to the outside through large glass surfaces made of Low-E glass, a material selected both for its thermal efficiency and its ability to enhance views without compromising interior comfort. The glass, along with dark bronze framing, lends a light yet elegant appearance, seamlessly integrating the residence with its coastal surroundings.

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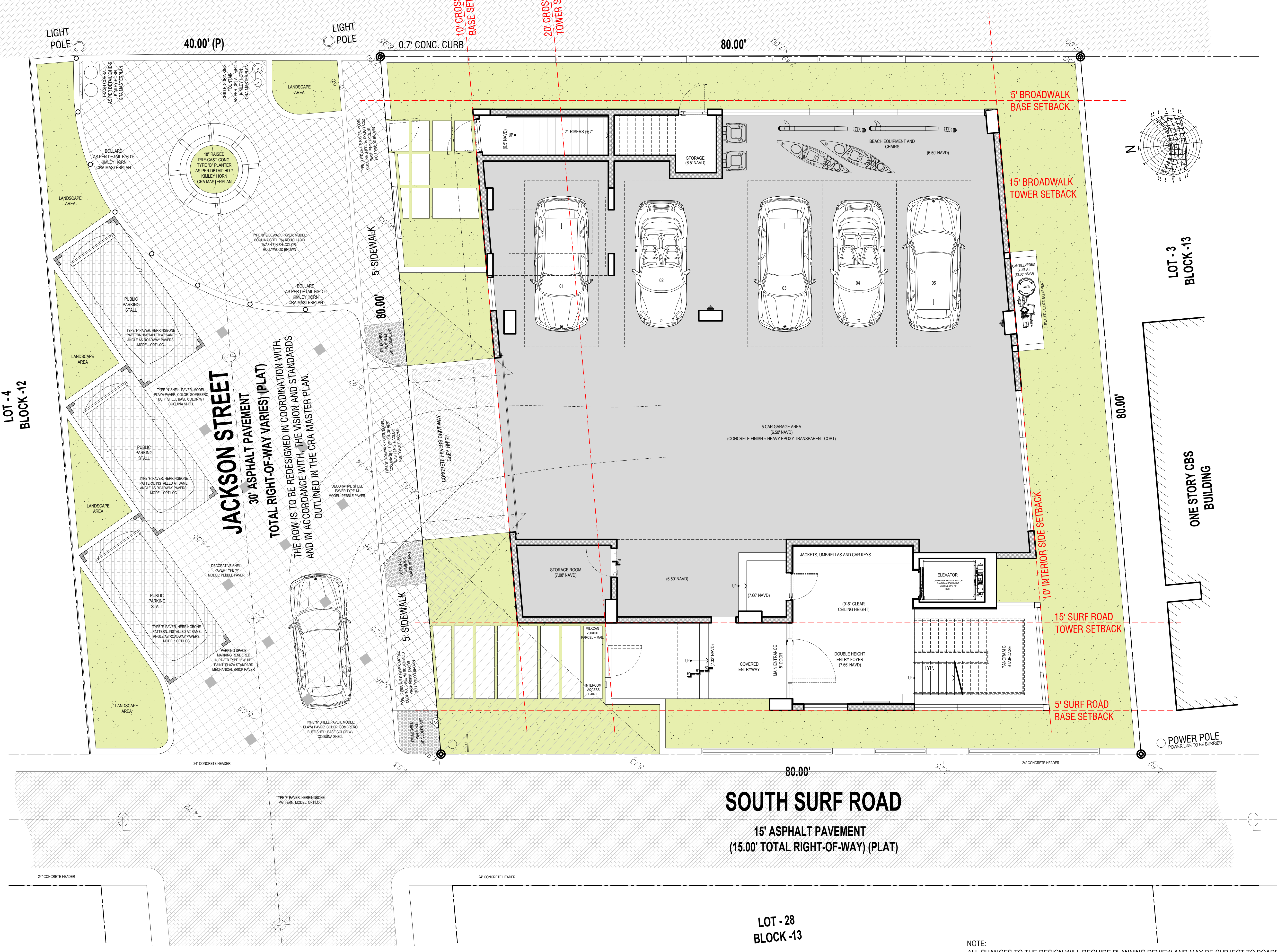
This residence is designed to offer all modern comforts to its inhabitants without disrupting the harmony of the existing architectural fabric in the area. The project respects the scale and architectural language of the local context, while its materiality and volumetric design ensure a harmonious integration with its surroundings, creating a respectful dialogue between the historic and contemporary architecture of Hollywood.

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SOUTH BROADWALK

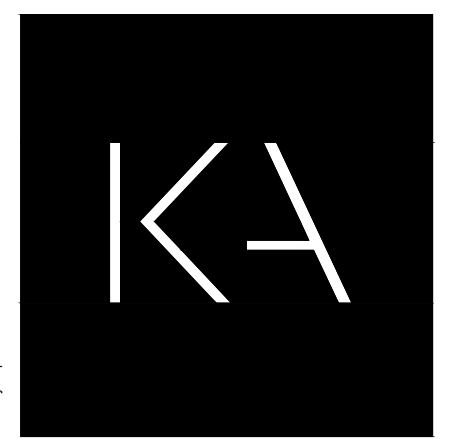
21.40' PAVERS WALKWAY



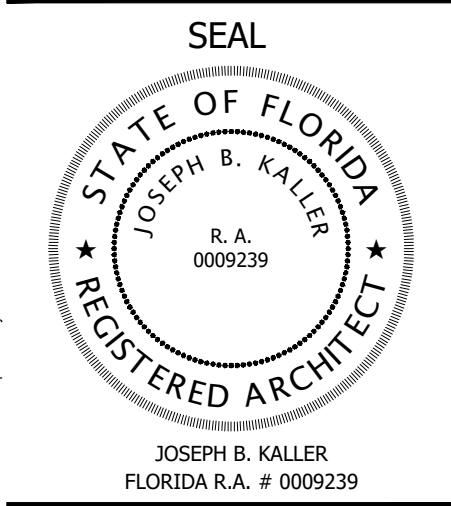
JACKSON STREET
 30' ASPHALT PAVEMENT
 TOTAL RIGHT-OF-WAY VARIES (PLAT)
 THE ROW IS TO BE REDESIGNED IN COORDINATION WITH THE VISION AND STANDARDS AND IN ACCORDANCE WITH THE CRA MASTER PLAN.

SOUTH SURF ROAD

15' ASPHALT PAVEMENT
 (15.00' TOTAL RIGHT-OF-WAY) (PLAT)



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PROJECT TITLE
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 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 PROPOSED STREETScape
 IN ALIGNMENT WITH CRA

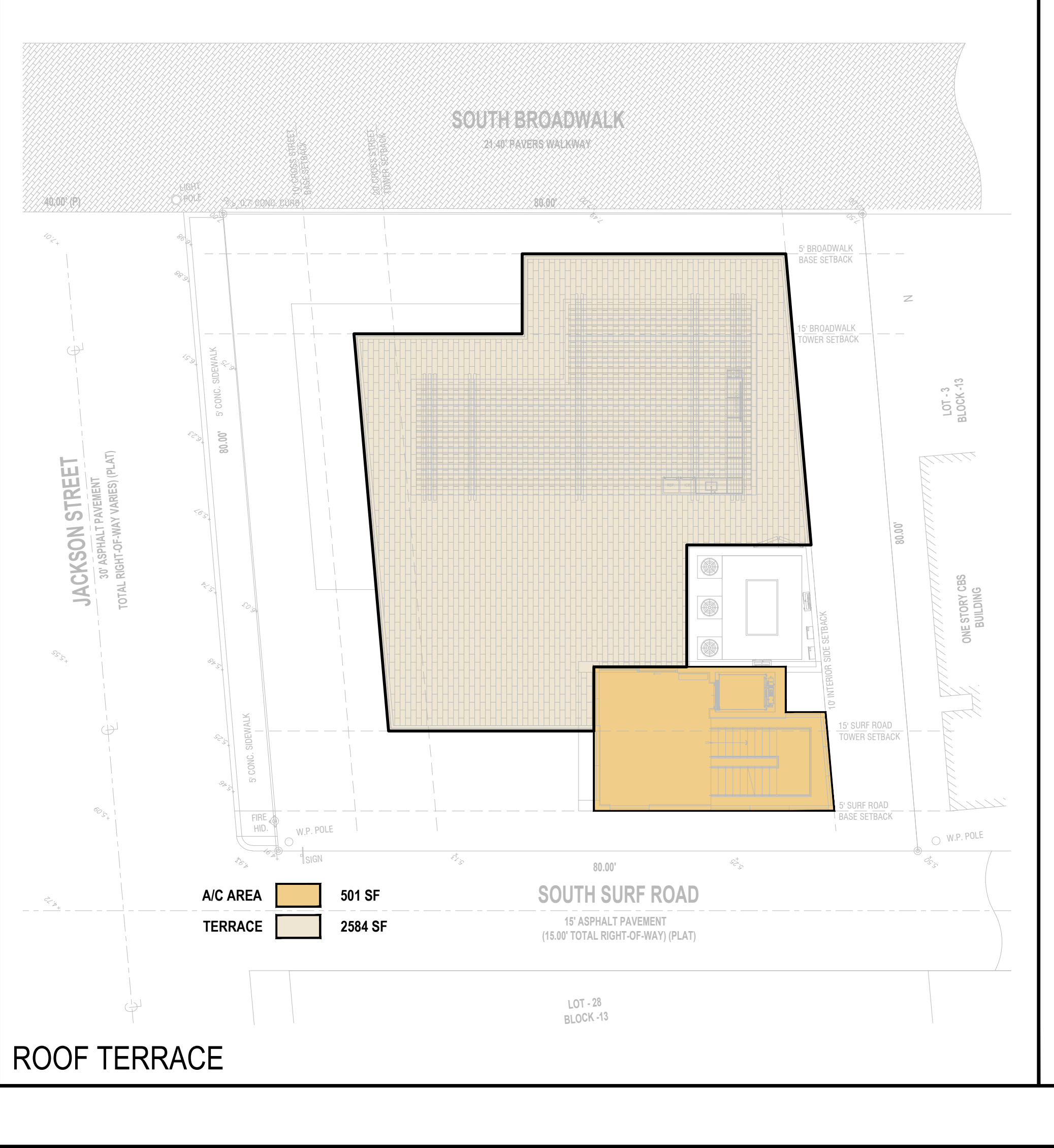
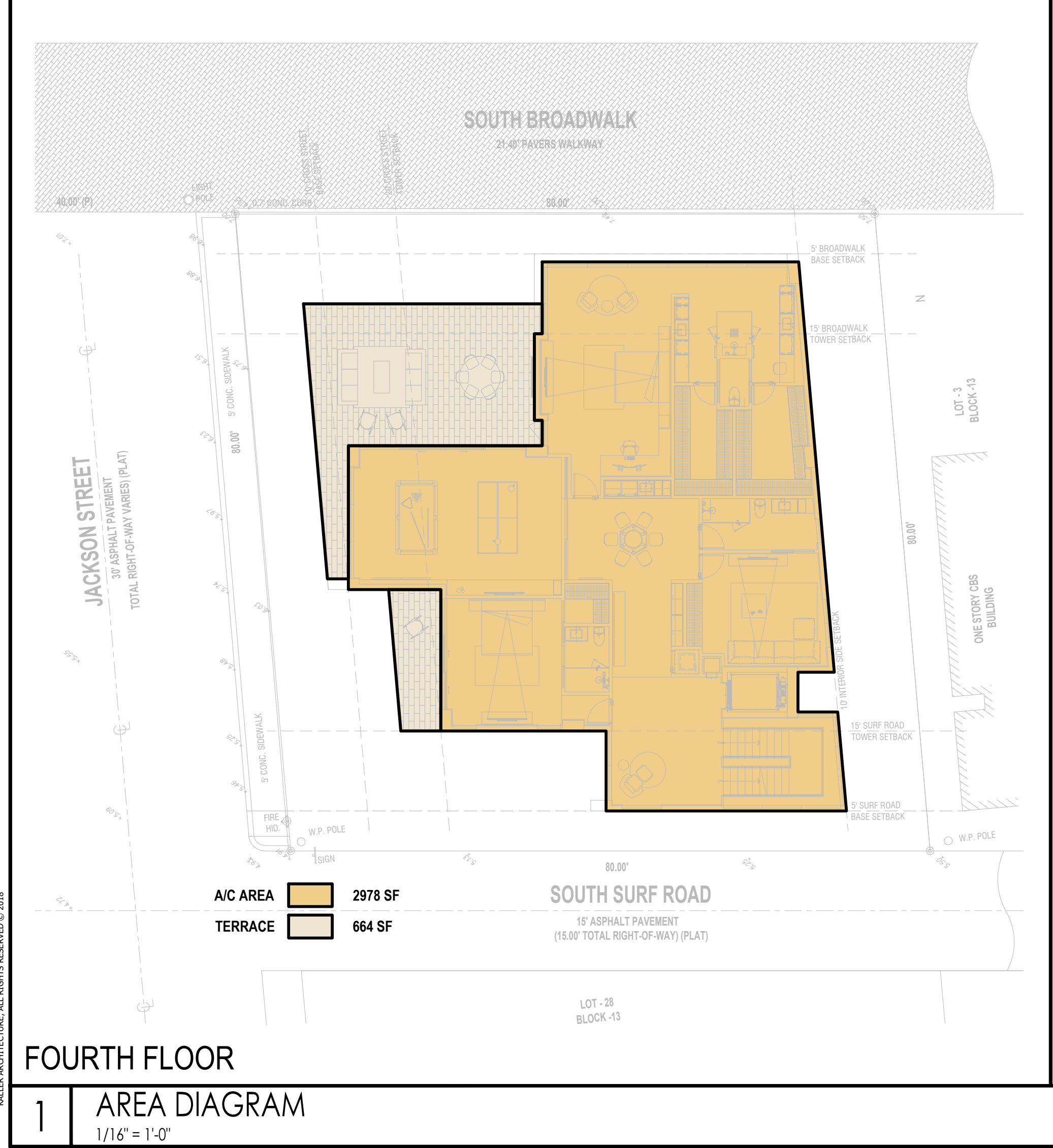
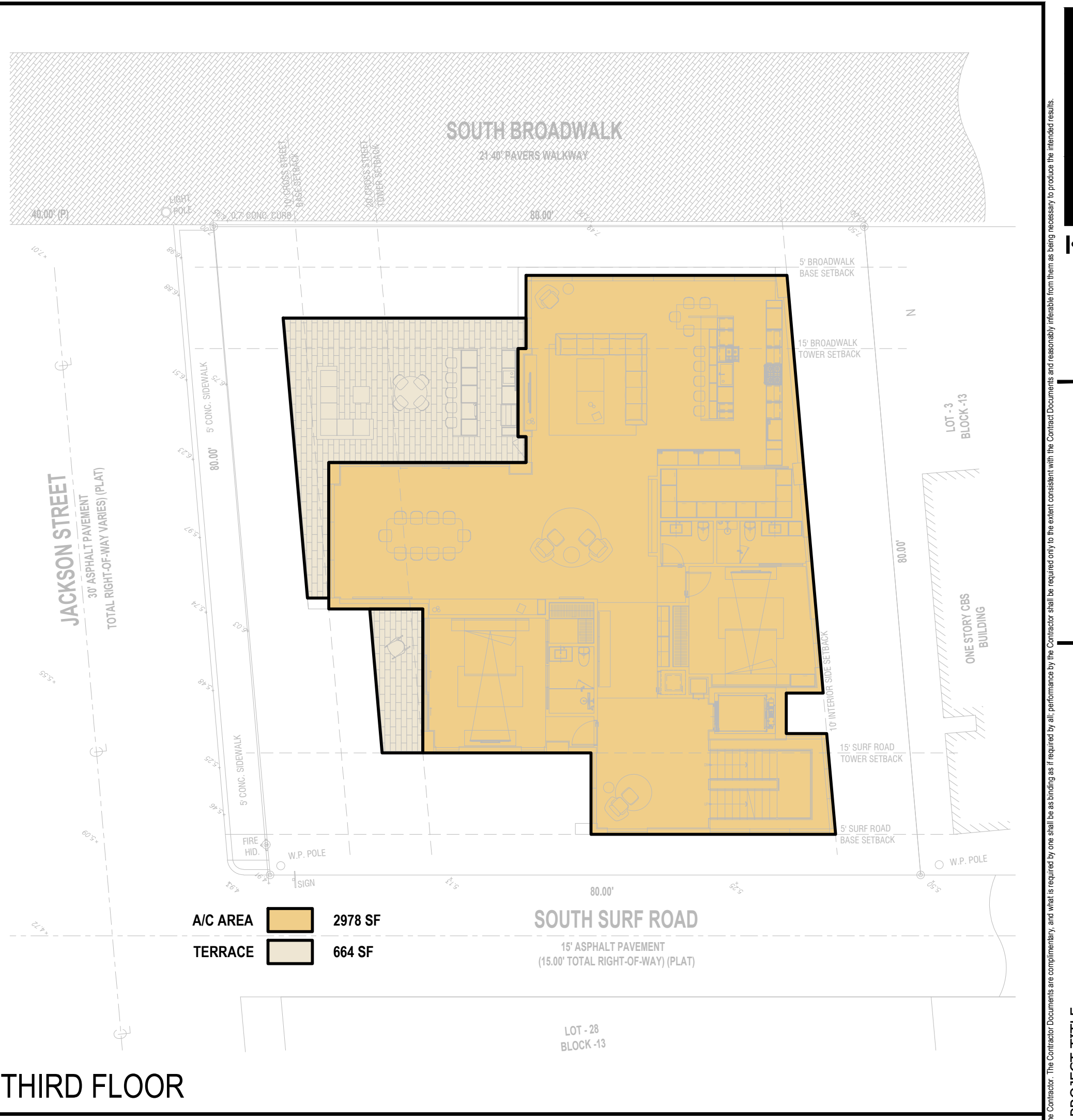
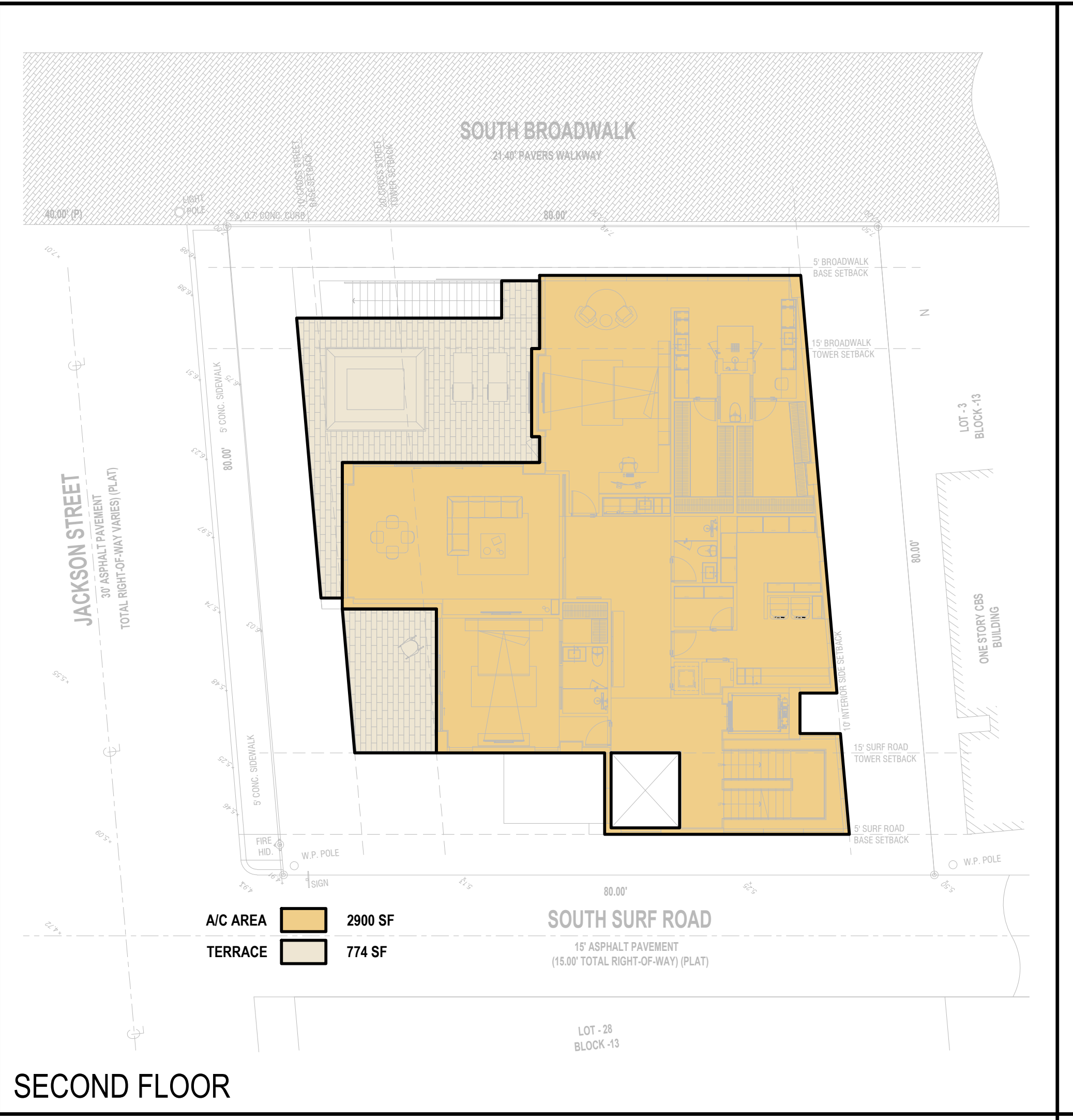
MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION

PROJECT No.: 24217
 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK

SHEET
A-1.3

NOTE:
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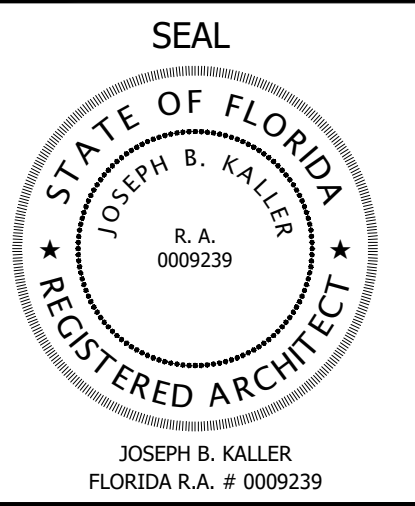


A/C AREA:		TERRACES:	
GROUND FLOOR:	524 ft²	GROUND FLOOR:	173 ft²
SECOND FLOOR:	2,900 ft²	SECOND FLOOR:	774 ft²
THIRD FLOOR:	2,978 ft²	THIRD FLOOR:	664 ft²
FOURTH FLOOR:	2,978 ft²	FOURTH FLOOR:	664 ft²
ROOF TERRACE:	501 ft²	ROOF TERRACE:	2584 ft²
TOTAL A/C AREA:	9,881 ft²	TOTAL TERRACE AREA:	4,859 ft²
GARAGE / STORAGE:			
TOTAL GARAGE/ STORAGE AREA:	3,111 ft²		
GREEN AREA OPEN SPACE - PERVIOUS (MIN. REQ. 20%):			
TOTAL GREEN AREA (OPEN SPACE - PERVIOUS):	1,791 ft² (28%)		

NOTE:
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PROJECT TITLE
501 S SURF RD RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
SCHEMATIC DESIGN PACKAGE AREA DIAGRAM

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

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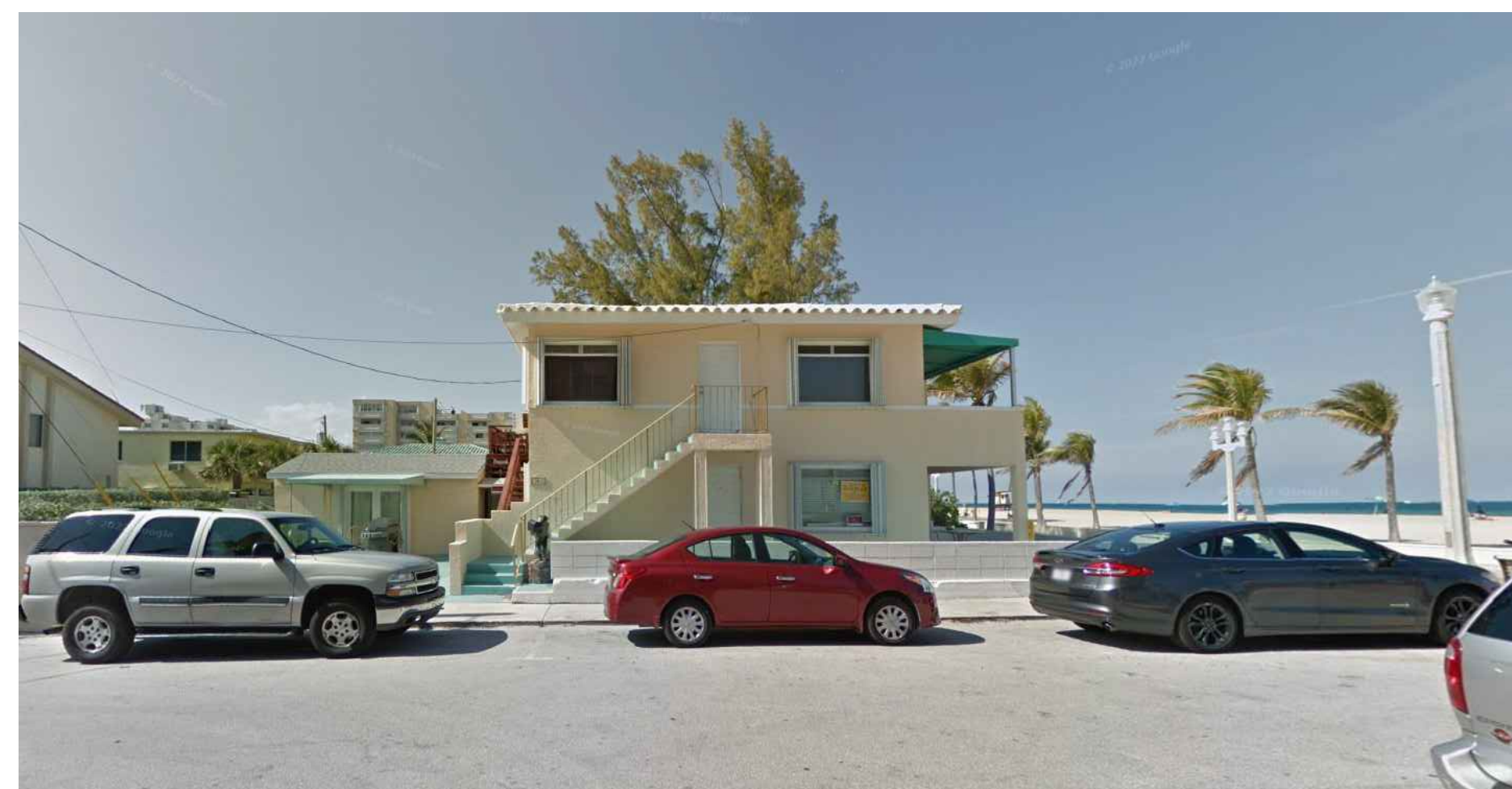
PROJECT No.: 24217
 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK

SHEET
A-1.4



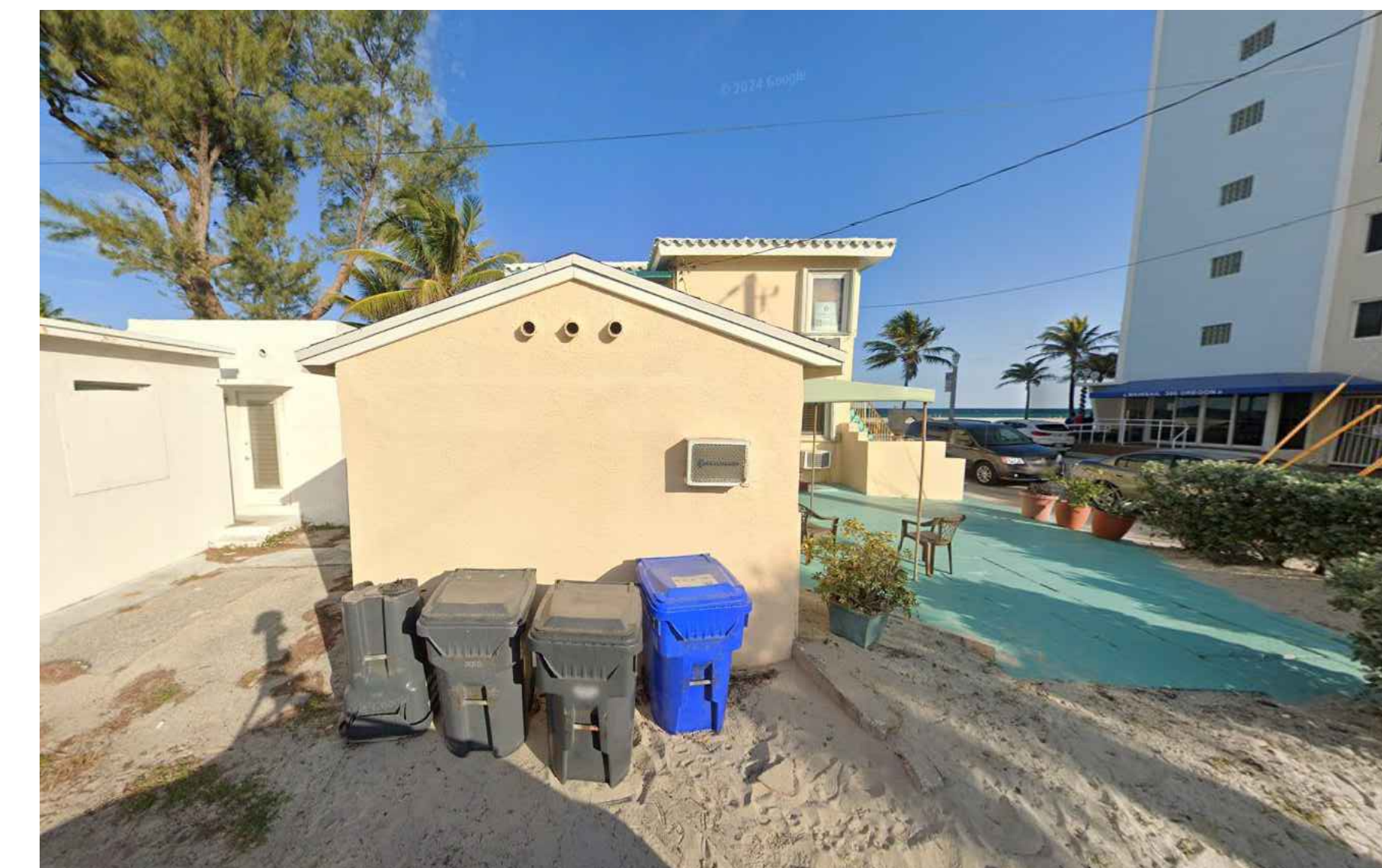
301 OREGON ST. HOLLYWOOD FL. 33019

VIEW FROM S. BROADWALK



301 OREGON ST. HOLLYWOOD FL. 33019

VIEW FROM OREGON ST.



301 OREGON ST. HOLLYWOOD FL. 33019

VIEW FROM S. SURF RD.



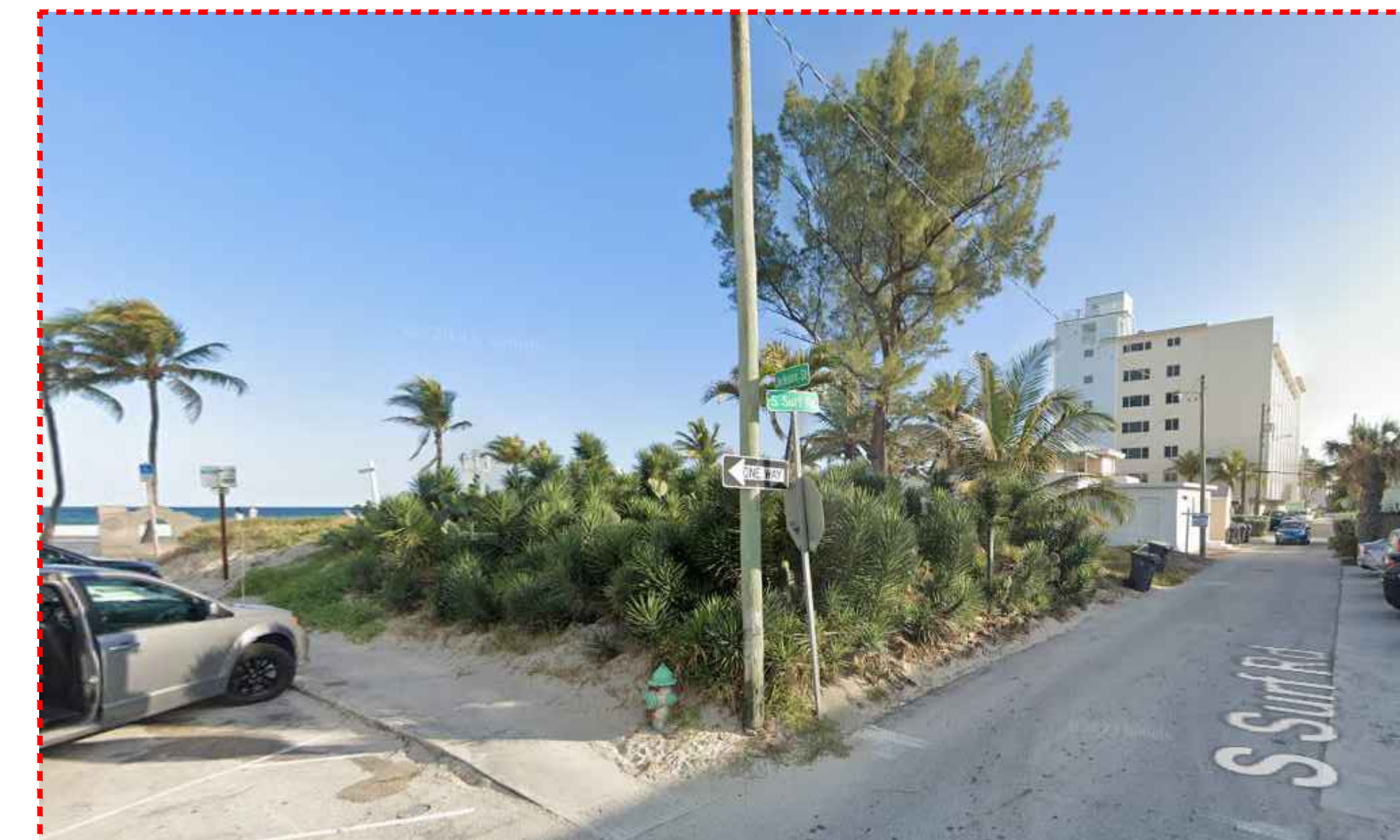
511 S. SURF RD. HOLLYWOOD FL. 33019

VIEW FROM S. BROADWALK



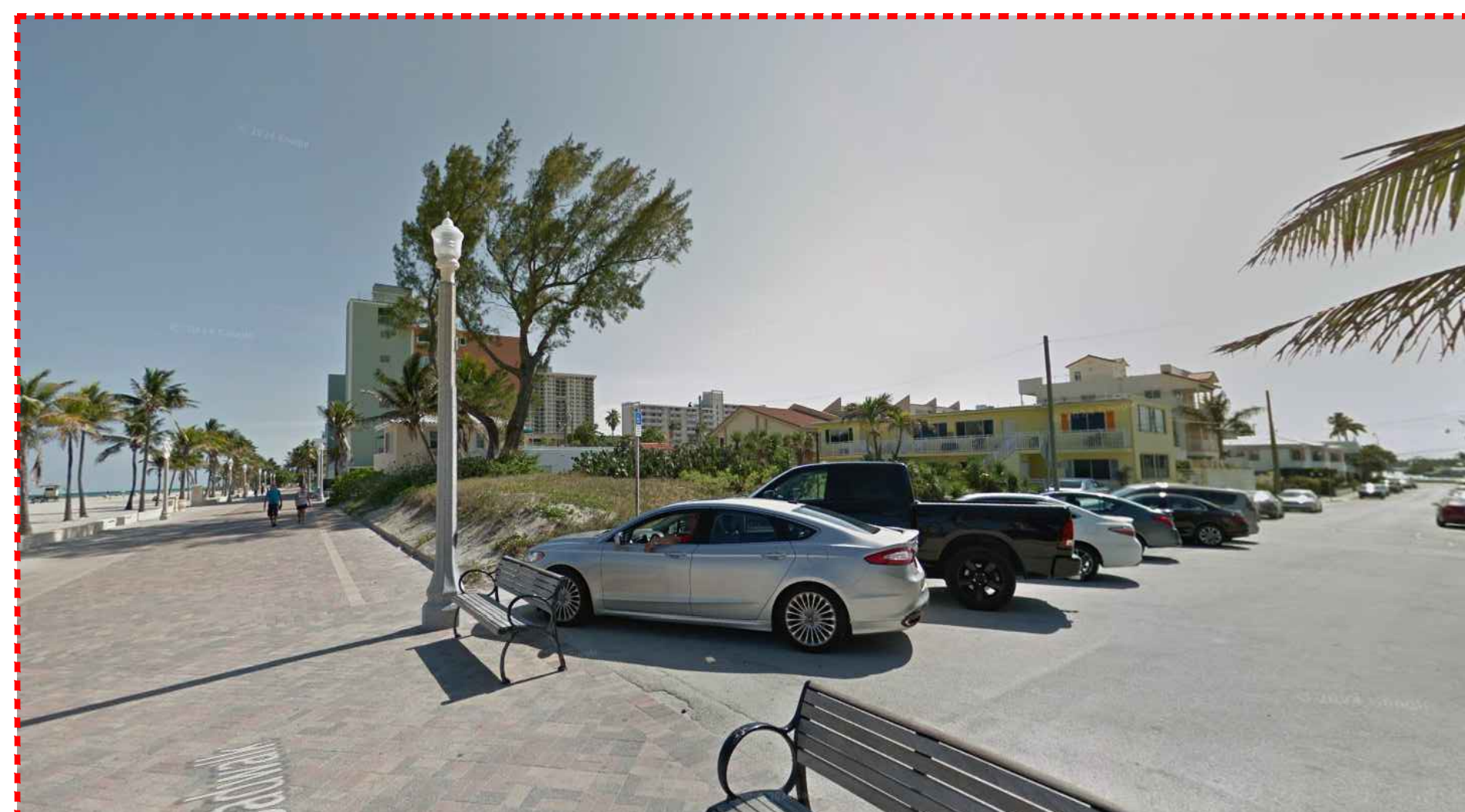
511 S. SURF RD. HOLLYWOOD FL. 33019

VIEW FROM S. SURF RD.



501 S. SURF RD. HOLLYWOOD FL. 33019

VIEW FROM S. SURF RD / JACKSON ST.



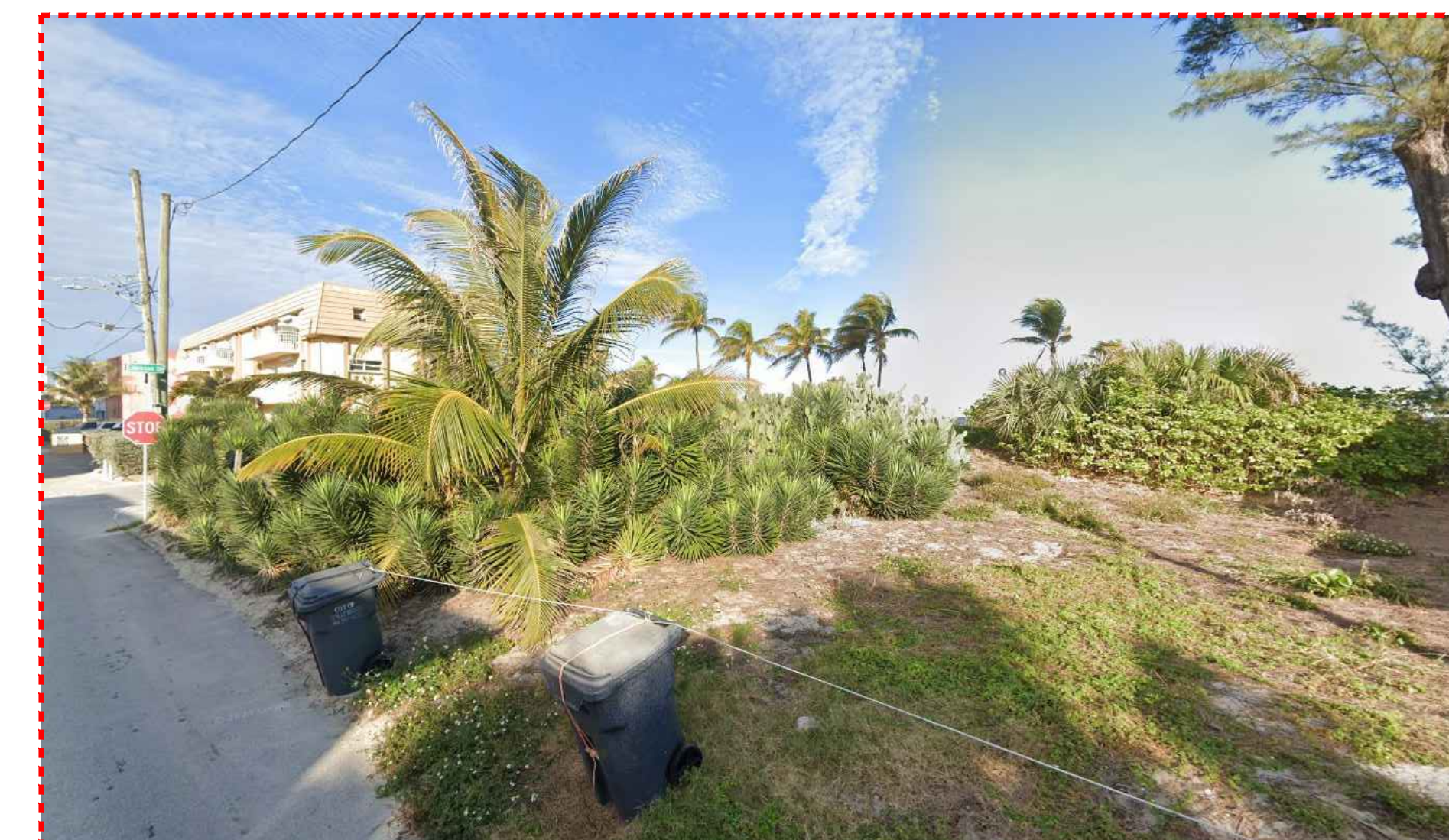
501 S. SURF RD. HOLLYWOOD FL. 33019

VIEW FROM S. BROADWALK / JACKSON ST.



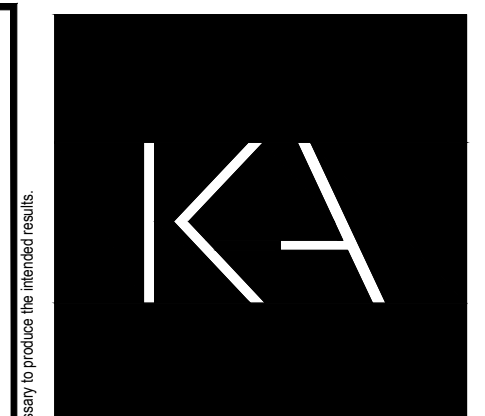
501 S. SURF RD. HOLLYWOOD FL. 33019

VIEW FROM S. BROADWALK

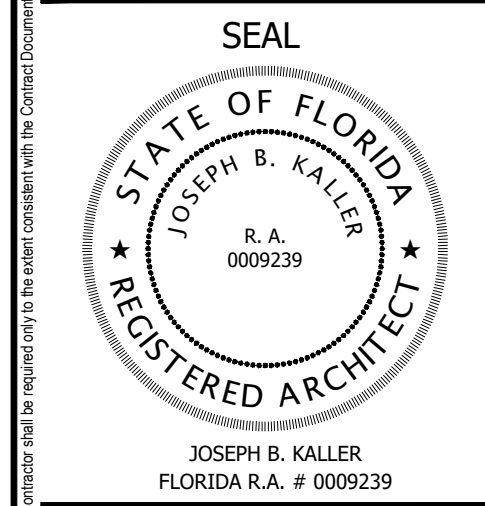


501 S. SURF RD. HOLLYWOOD FL. 33019

VIEW FROM S. SURF RD.



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PROJECT TITLE
 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 SUBJECT SITE
 AND ADJACENT PROPERTIES

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

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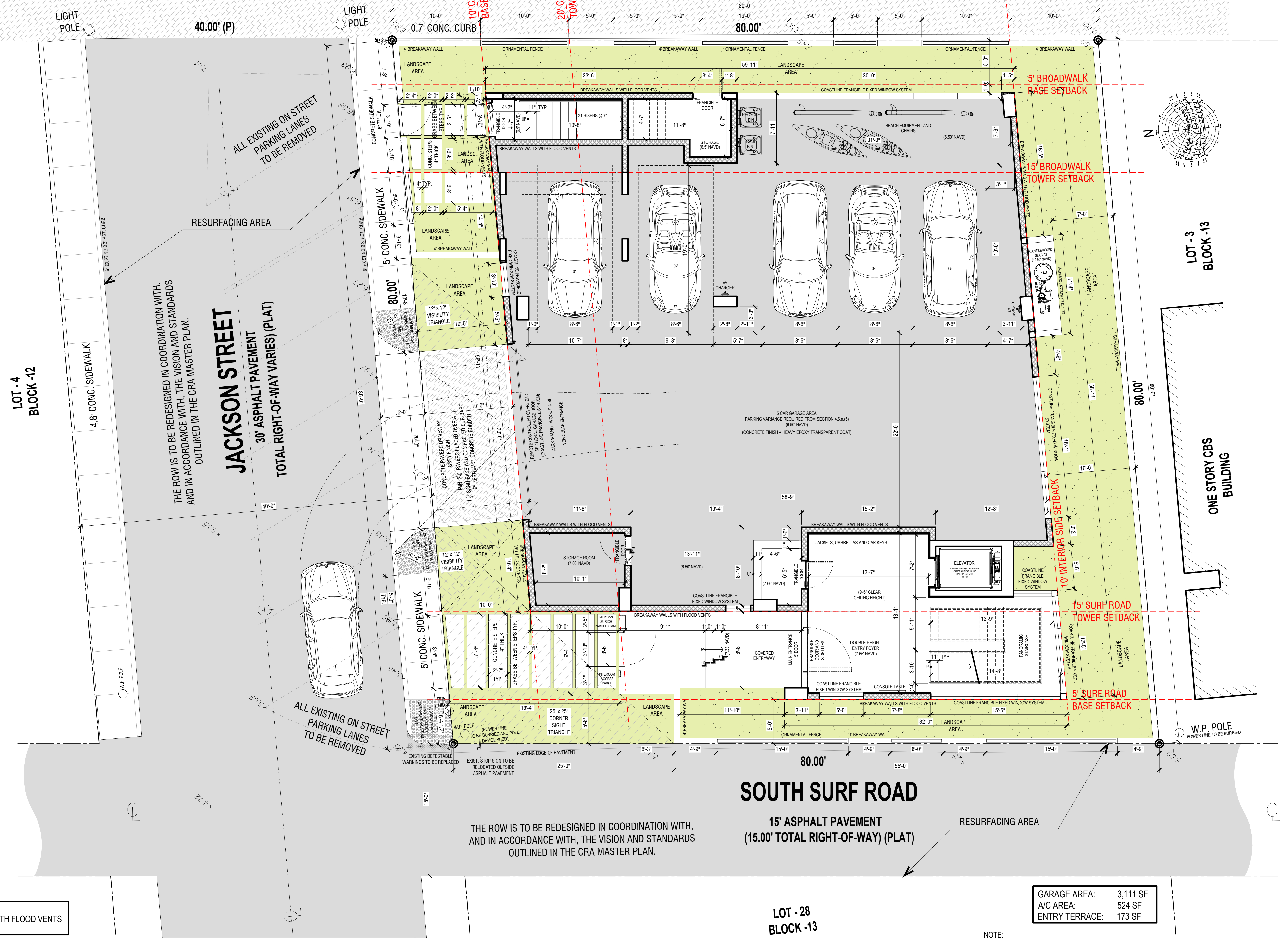
PROJECT No.: 24217
 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK

SHEET
A-1.5

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SOUTH BROADWALK

21.40' PAVERS WALKWAY



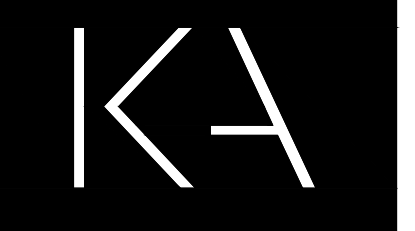
THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

SOUTH SURF ROAD

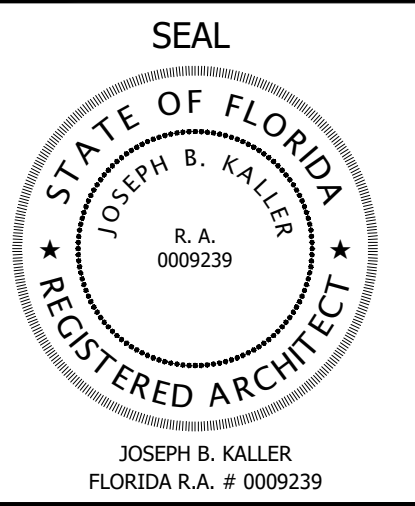
15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

GARAGE AREA:	3,111 SF
A/C AREA:	524 SF
ENTRY TERRACE:	173 SF

NOTE:
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PROJECT TITLE
**501 S SURF RD
RESIDENCE**
HOLLYWOOD, FL. 33019

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
GROUND FLOOR**

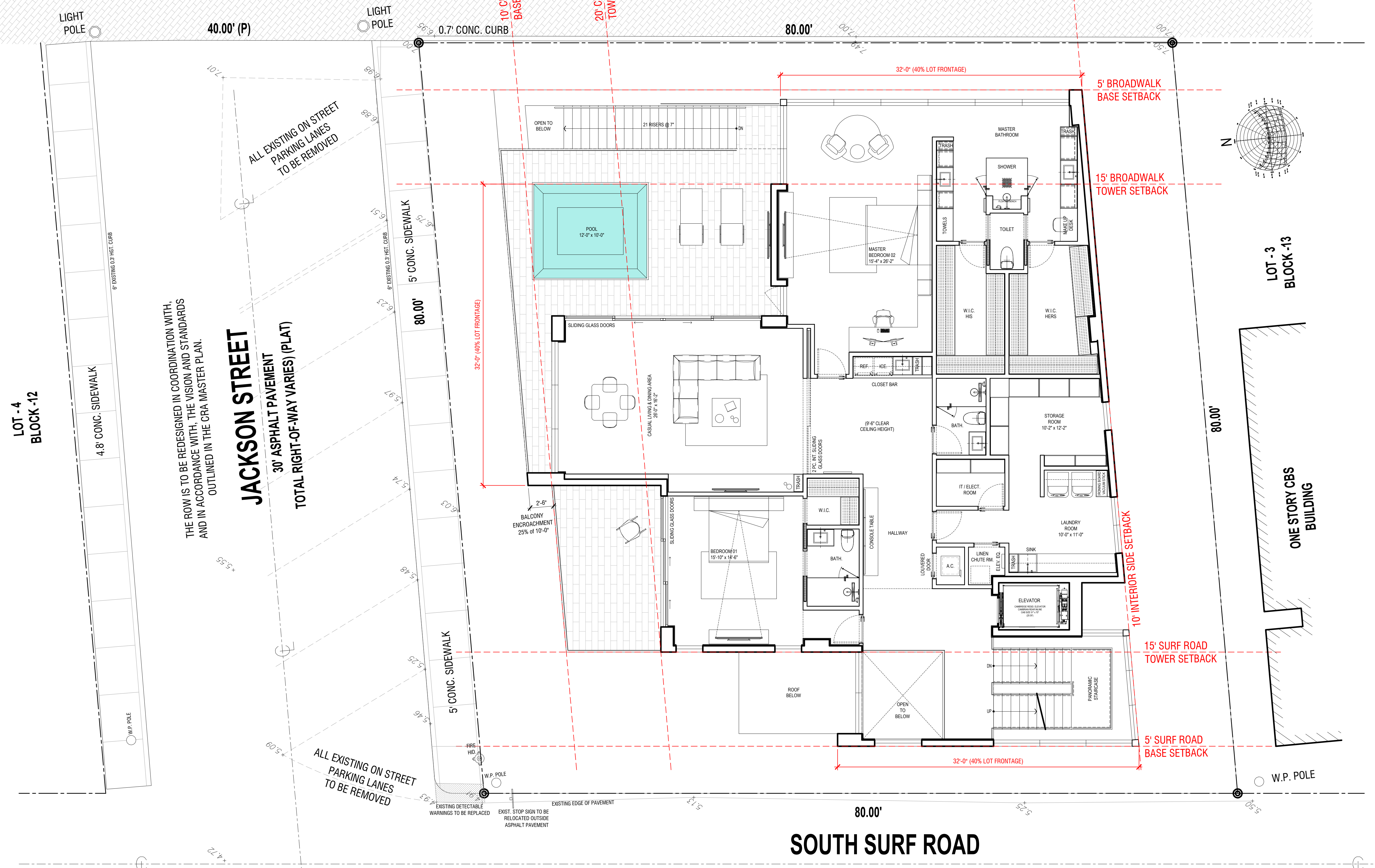
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION

PROJECT No.: 24217
DATE: 02.05.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

SHEET
A-2.1

SOUTH BROADWALK

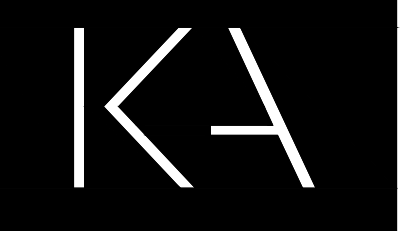
21.40' PAVERS WALKWAY



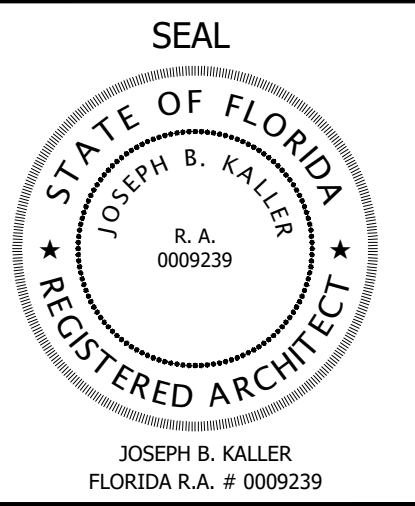
JACKSON STREET
30' ASPHALT PAVEMENT
TOTAL RIGHT-OF-WAY VARIES (PLAT)

SOUTH SURF ROAD
15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

A/C AREA: 2,900 SF
TERRACE AREA: 774 SF



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PROJECT TITLE
**501 S SURF RD
RESIDENCE**
HOLLYWOOD, FL. 33019

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
SECOND FLOOR**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

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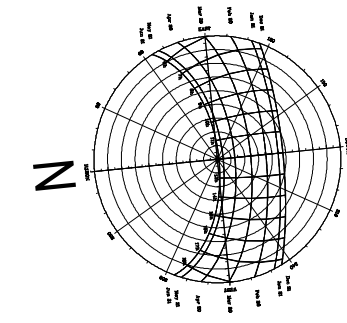
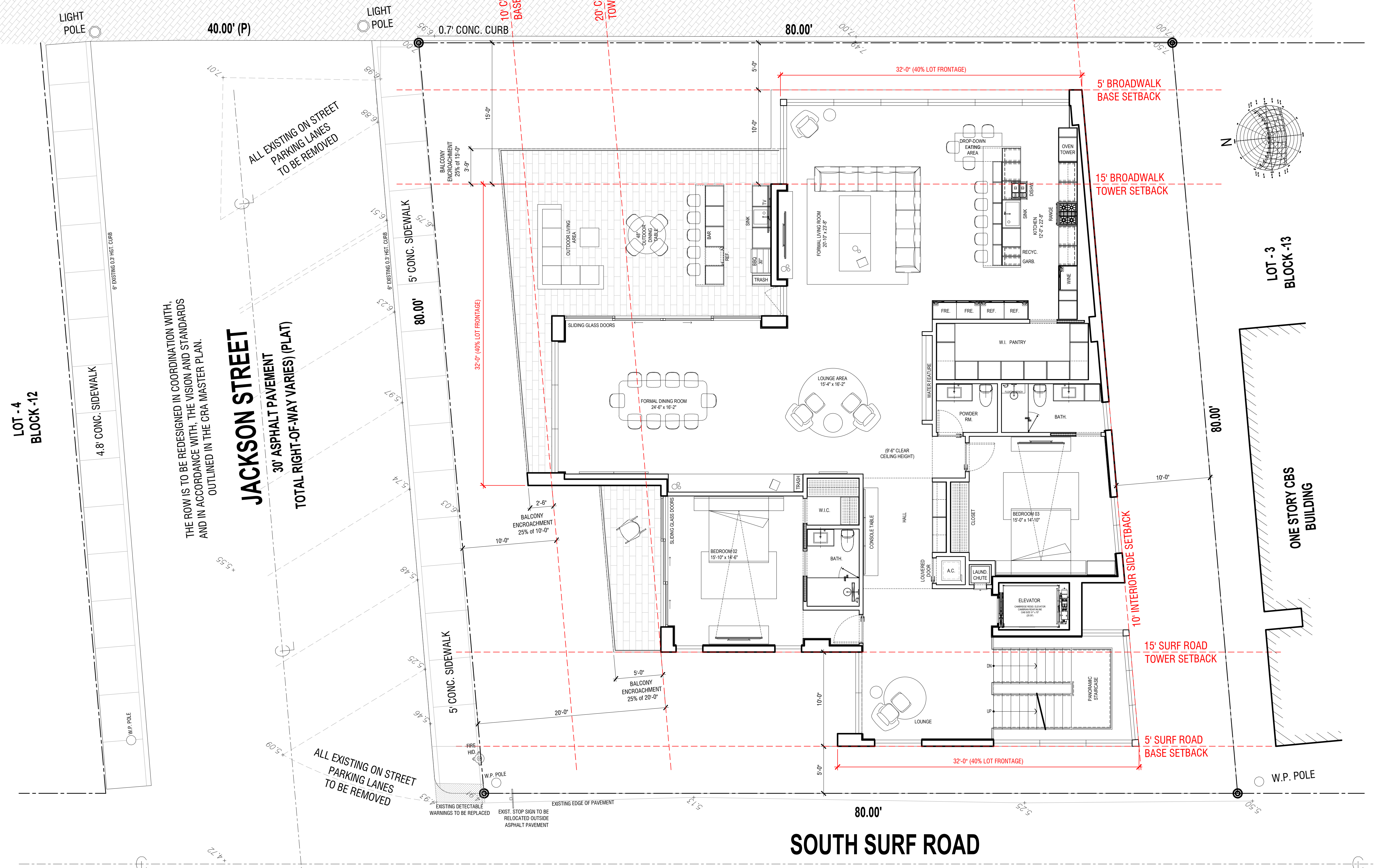
PROJECT No.: 24217
DATE: 02.05.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

SHEET
A-2.2

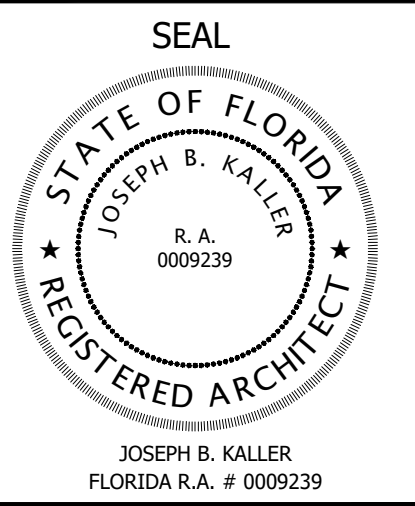
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SOUTH BROADWALK

21.40' PAVERS WALKWAY



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PROJECT TITLE
 501 S SURF RD
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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 THIRD FLOOR

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

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 DATE: 02.05.25
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SHEET

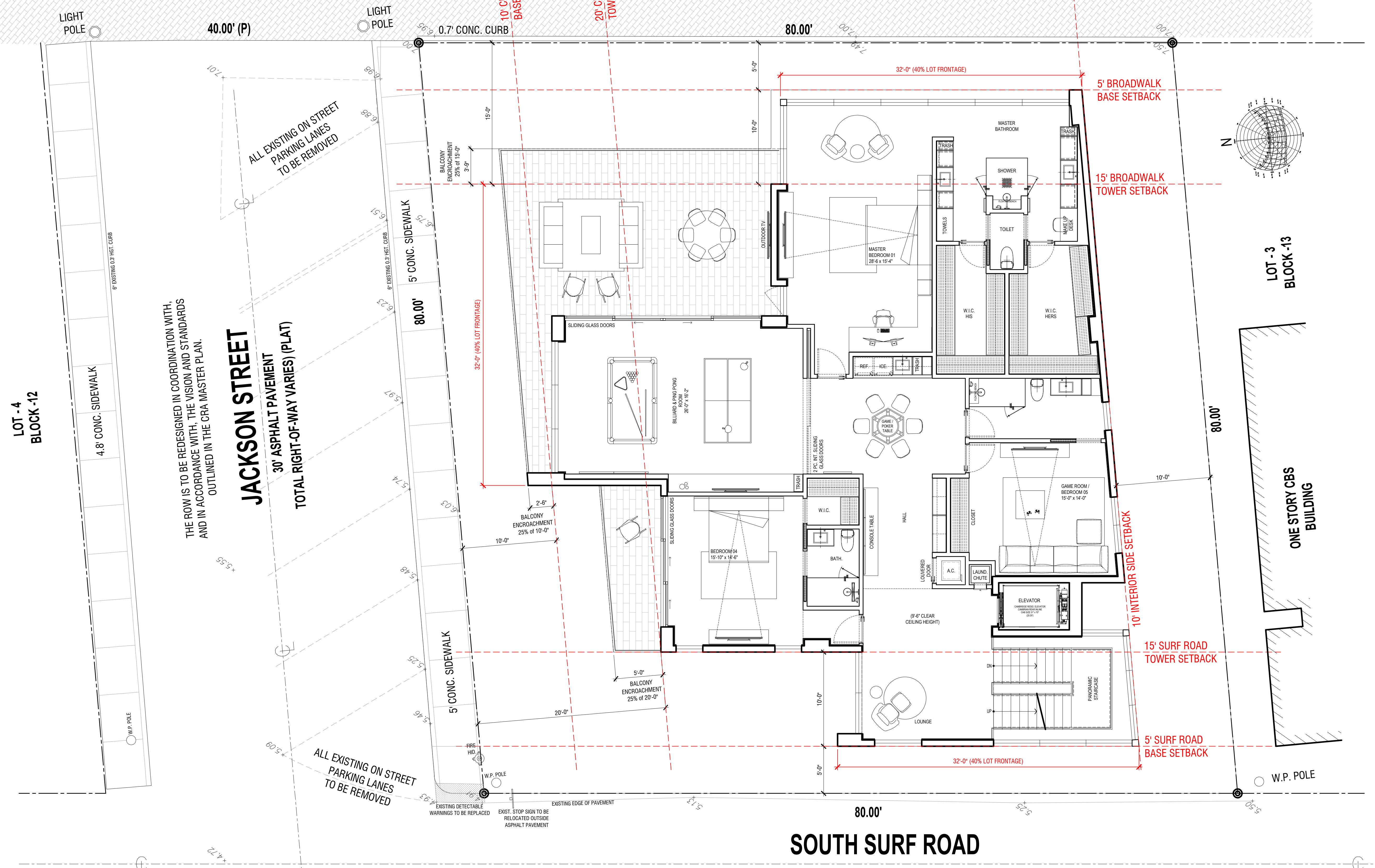
A-2.3

A/C AREA: 2,978 SF
 TERRACE AREA: 664 SF

NOTE:
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SOUTH BROADWALK

21.40' PAVERS WALKWAY



THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

A/C AREA: 2,978 SF
TERRACE AREA: 664 SF

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HOLLYWOOD, FL. 33019

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
FOURTH FLOOR**

MEETING DATES		
BOARD/COMMITTEE	DATE	DESCRIPTION

PROJECT No.: 24217
DATE: 02.05.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

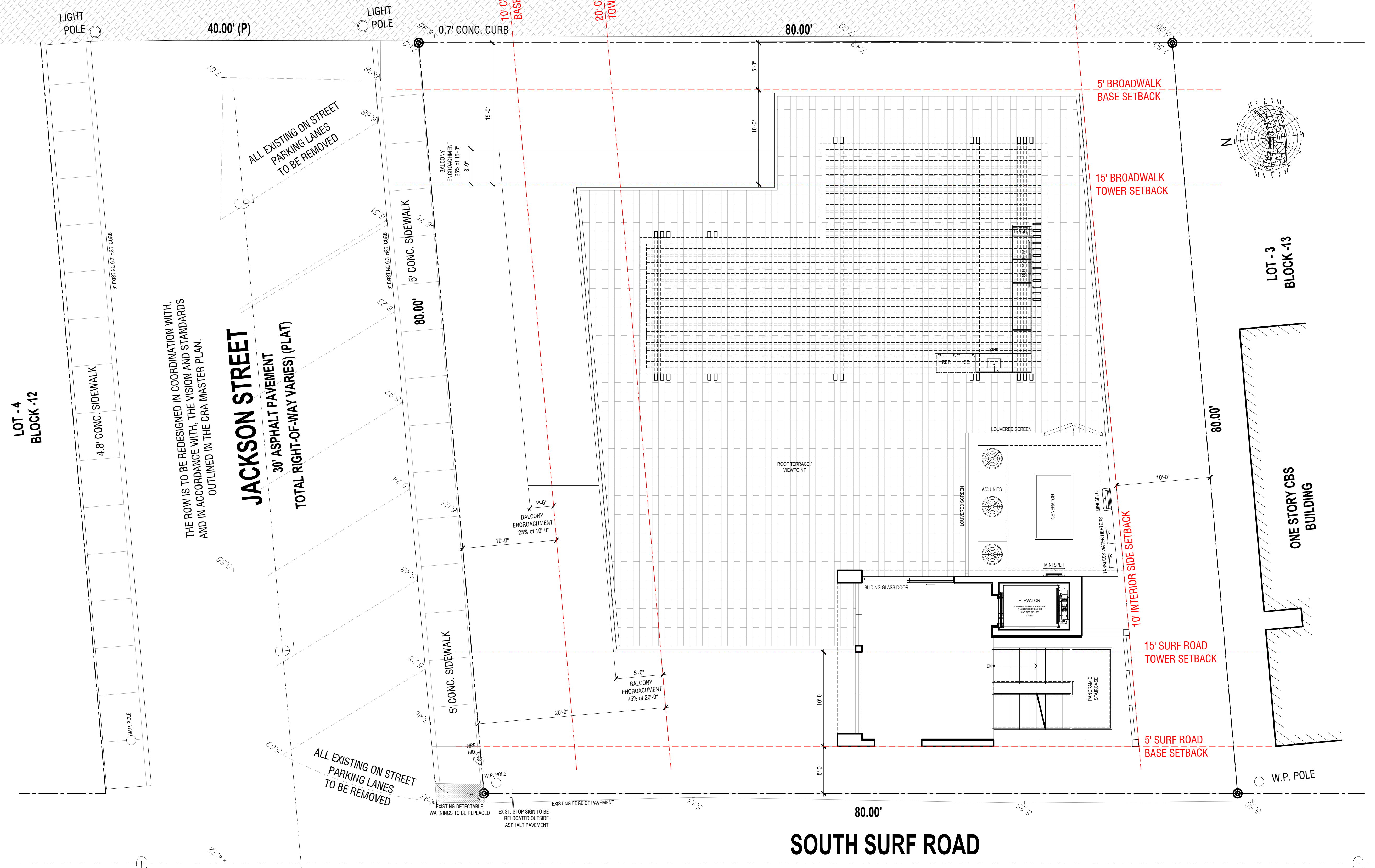
SHEET

A-2.4

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SOUTH BROADWALK

21.40' PAVERS WALKWAY



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THE ROW IS TO BE REDESIGNED IN COORDINATION WITH, AND IN ACCORDANCE WITH, THE VISION AND STANDARDS OUTLINED IN THE CRA MASTER PLAN.

A/C AREA: 501 SF
ROOF TERRACE: 2,584 SF

SOUTH SURF ROAD

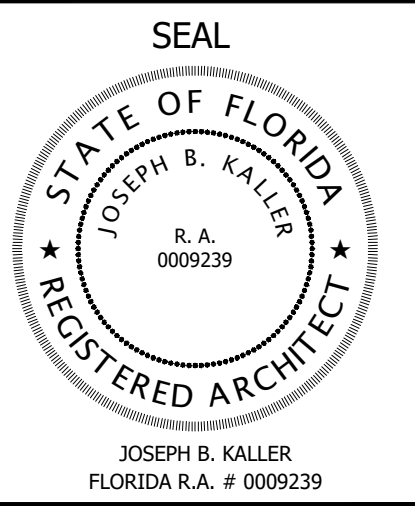
15' ASPHALT PAVEMENT
(15.00' TOTAL RIGHT-OF-WAY) (PLAT)

LOT - 28
BLOCK - 13

NOTE:
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PROJECT TITLE
**501 S SURF RD
RESIDENCE**
HOLLYWOOD, FL. 33019

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
ROOF TERRACE**

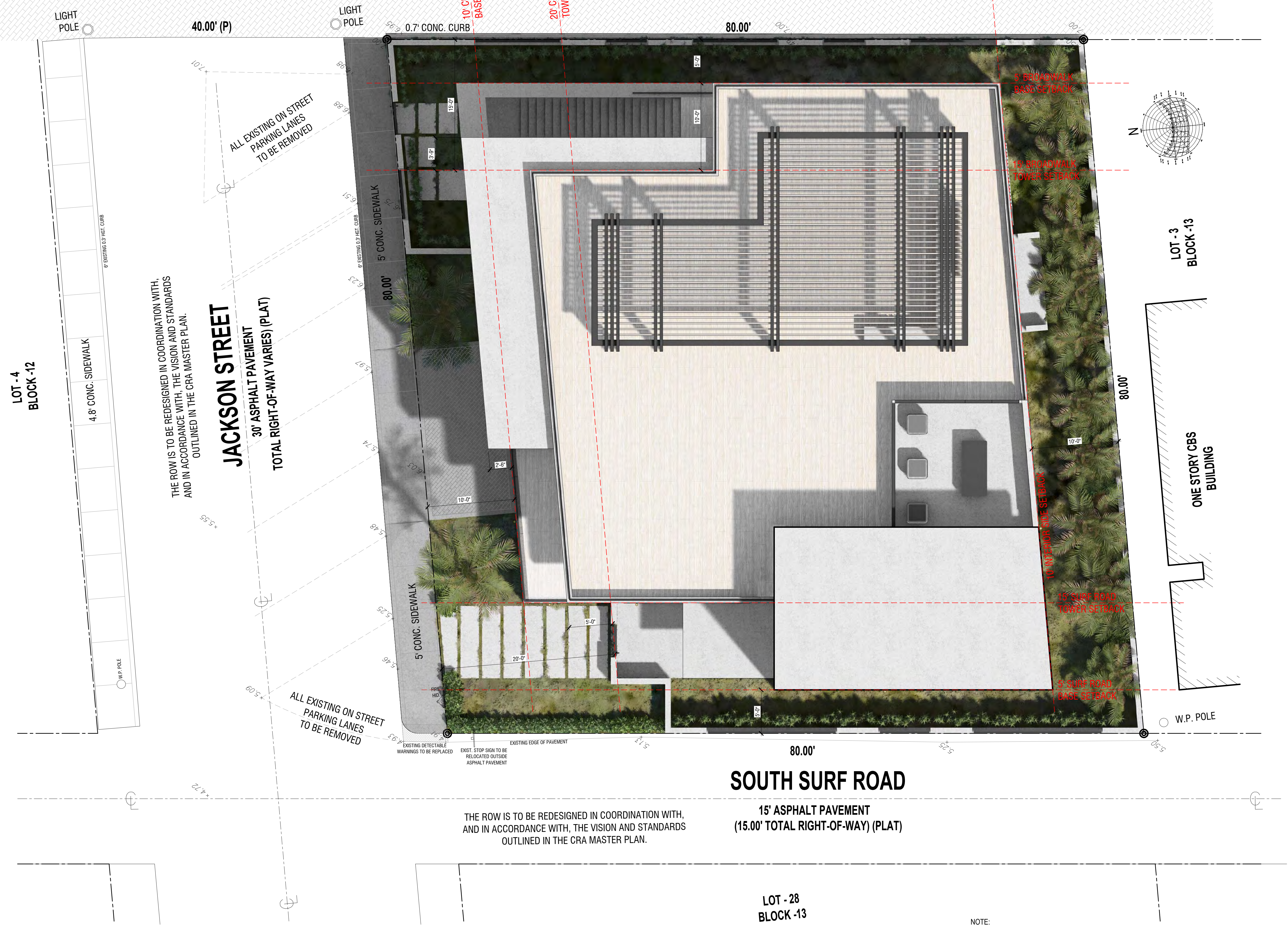
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION

PROJECT No.: 24217
DATE: 02.05.25
DESIGNER: SCHIFFINO
REVISED BY: JBK

SHEET
A-2.5

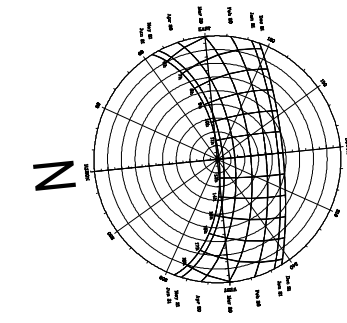
SOUTH BROADWALK

21.40' PAVERS WALKWAY



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PROJECT TITLE
 501 S SURF RD
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 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 ROOF PLAN

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

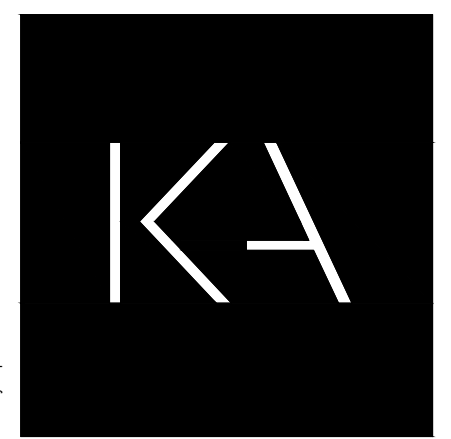
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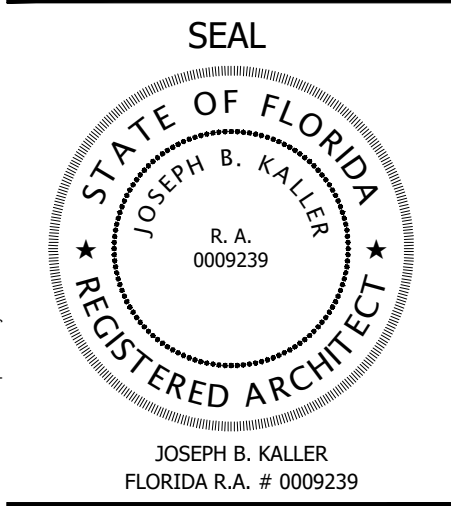
SHEET
A-2.6

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PROJECT TITLE
 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 NORTH ELEVATION

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION

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PROJECT No.: 24217
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 REVISED BY: JBK

SHEET

A-3.1

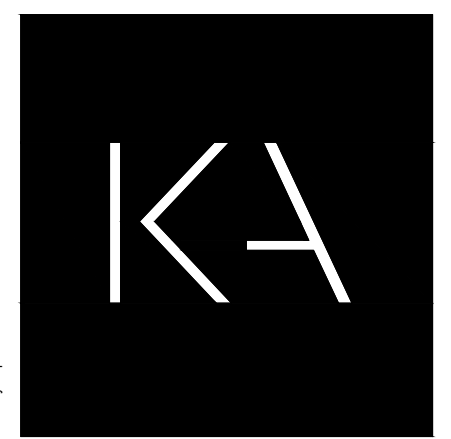


- A**
 LIGHT SAND TEXTURE STUCCO
 COLOR: PURE WHITE SW 7005
 LRV: 84
- B**
 LIGHT SAND TEXTURE STUCCO
 COLOR: WEB GRAY SW 7075
 LRV: 13
- C**
 SAW-CUT TRAVERTINE
 HORIZONTAL FORMAT
- D**
 IPE WALL CLADDING AND
 EXTERIOR CEILINGS
- E**
 GREY CLADDING
 REF. FOIL TITANIUM
 CERAMICHE REFIN SPA
- F**
 GREY CLADDING
 REF. FOIL BURNISH
 CERAMICHE REFIN SPA
- G**
 WOOD FINISH
 POWDER COATED ALUMINUM
 DARK WALNUT
- H**
 ALUMINUM
 DURANAR BERMUDA BRONZE
 UC105262 ESW
 CORROSION-RESISTANT HARDWARE
- I**
 CLEAR LOW-E GLASS

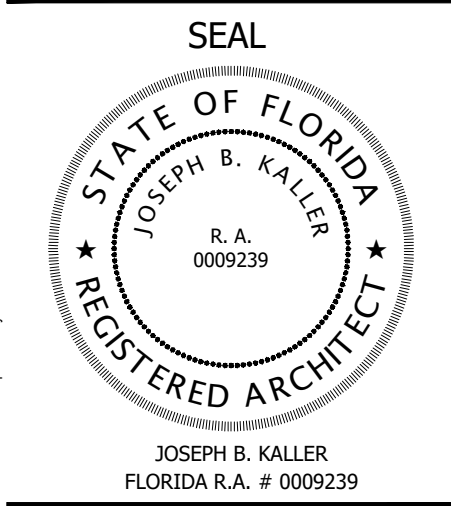
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PROJECT TITLE
 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 WEST ELEVATION

MEETING DATES

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PROJECT No.: 24217
 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK

SHEET

A-3.2



- A** LIGHT SAND TEXTURE STUCCO
COLOR: PURE WHITE SW 7005
LRV: 84
- B** LIGHT SAND TEXTURE STUCCO
COLOR: WEB GRAY SW 7075
LRV: 13
- C** SAW-CUT TRAVERTINE
HORIZONTAL FORMAT
- D** IPE WALL CLADDING AND
EXTERIOR CEILINGS
- E** GREY CLADDING
REF. FOIL TITANIUM
CERAMICHE REFIN SPA
- F** GREY CLADDING
REF. FOIL BURNISH
CERAMICHE REFIN SPA
- G** WOOD FINISH
POWDER COATED ALUMINUM
DARK WALNUT
- H** ALUMINUM
DURANAR BERMUDA BRONZE
UC105262 ESW
CORROSION-RESISTANT HARDWARE
- I** CLEAR LOW-E GLASS

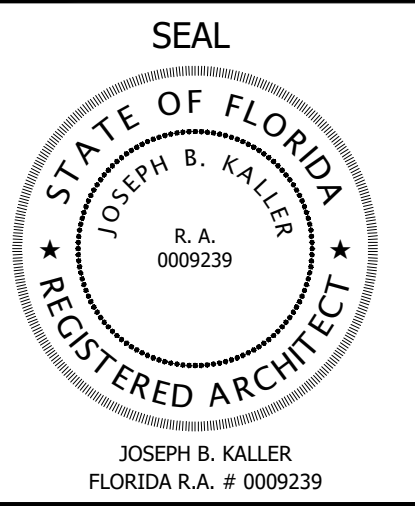
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1 WEST ELEVATION
 3/16" = 1'-0"



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PROJECT TITLE
 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 SOUTH ELEVATION

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION

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SHEET

A-3.3

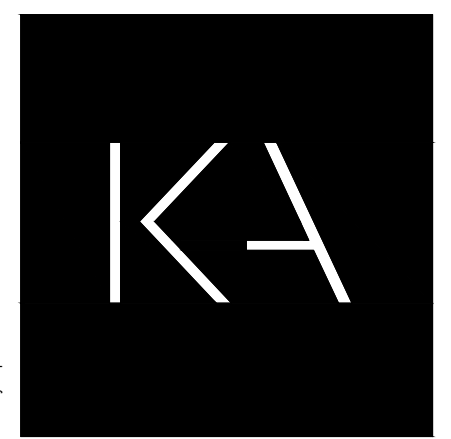


- A** LIGHT SAND TEXTURE STUCCO
COLOR: PURE WHITE SW 7005
LRV: 84
- B** LIGHT SAND TEXTURE STUCCO
COLOR: WEB GRAY SW 7075
LRV: 13
- C** SAW-CUT TRAVERTINE
HORIZONTAL FORMAT
- D** IPE WALL CLADDING AND
EXTERIOR CEILINGS
- E** GREY CLADDING
REF. FOIL TITANIUM
CERAMICHE REFIN SPA
- F** GREY CLADDING
REF. FOIL BURNISH
CERAMICHE REFIN SPA
- G** WOOD FINISH
POWDER COATED ALUMINUM
DARK WALNUT
- H** ALUMINUM
DURANAR BERMUDA BRONZE
UC105262 ESW
CORROSION-RESISTANT HARDWARE
- I** CLEAR LOW-E GLASS

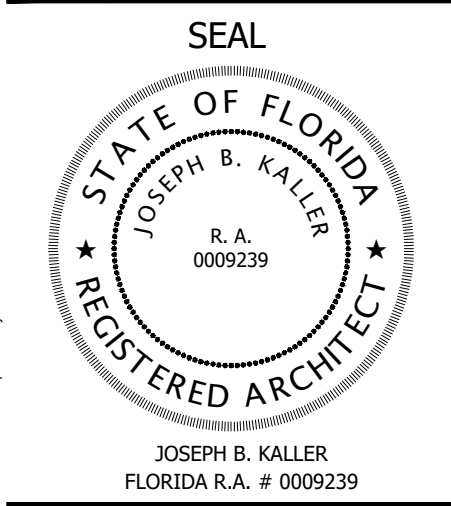
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PROJECT TITLE
 501 S SURF RD
 RESIDENCE
 HOLLYWOOD, FL. 33019

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 EAST ELEVATION

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION

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 REVISED BY: JBK

SHEET

A-3.4



- A**
 LIGHT SAND TEXTURE STUCCO
 COLOR: PURE WHITE SW 7005
 LRV: 84
- B**
 LIGHT SAND TEXTURE STUCCO
 COLOR: WEB GRAY SW 7075
 LRV: 13
- C**
 SAW-CUT TRAVERTINE
 HORIZONTAL FORMAT
- D**
 IPE WALL CLADDING AND
 EXTERIOR CEILINGS
- E**
 GREY CLADDING
 REF. FOIL TITANIUM
 CERAMICHE REFIN SPA
- F**
 GREY CLADDING
 REF. FOIL BURNISH
 CERAMICHE REFIN SPA
- G**
 WOOD FINISH
 POWDER COATED ALUMINUM
 DARK WALNUT
- H**
 ALUMINUM
 DURANAR BERMUDA BRONZE
 UC105262 ESW
 CORROSION-RESISTANT HARDWARE
- I**
 CLEAR LOW-E GLASS

NOTE:
 ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

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SOUTH BROADWALK



501 S SURF RD



S SURF RD



500 S SURF RD



306 JACKSON ST



310 JACKSON ST



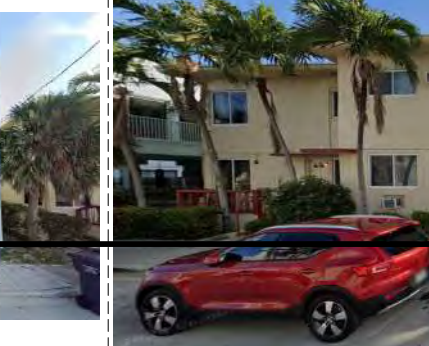
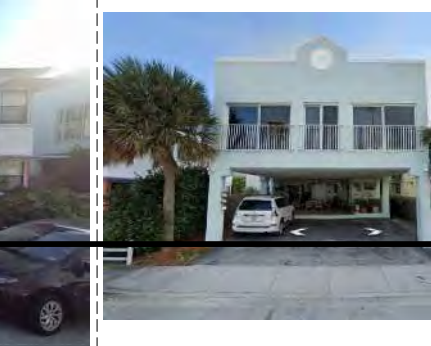
318 JACKSON ST



340 JACKSON ST



344 JACKSON ST



505 S OCEAN DR



S OCEAN DR

PROJECT TITLE

501 S SURF RD
RESIDENCE
HOLLYWOOD, FL. 33019

SHEET TITLE

SCHEMATIC DESIGN PACKAGE
STREET PROFILE

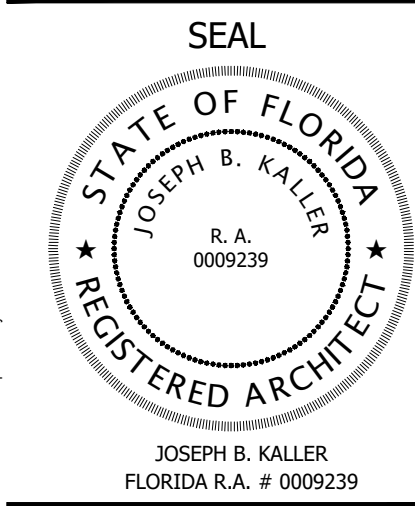
MEETING DATES		
BOARD/COMMITTEE	DATE	DESCRIPTION

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PROJECT No.: 24217
 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK

SHEET
A-3.5

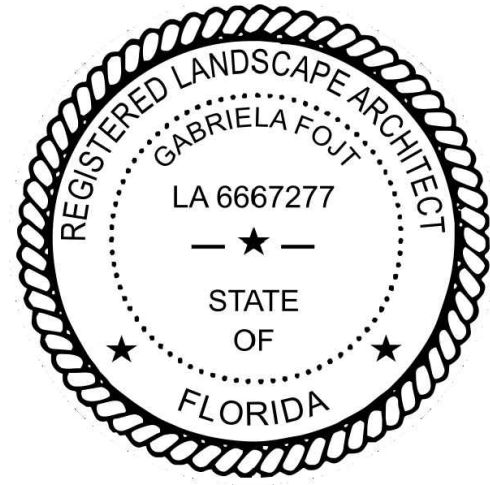
NOTE:
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MEETING DATES		
BOARD/COMMITTEE	DATE	DESCRIPTION

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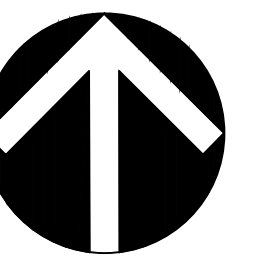
PROJECT No.: 24217
 DATE: 02.05.25
 DESIGNER: SCHIFFINO
 REVISED BY: JBK



The Mirror of Paradise

Gabriela Fojt
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SCALE 1/8"=1'-0"

DESIGNED BY GF

DRAWN BY KM,GF

CHECKED BY GF

CAD DWG.

DATE 10.07.2024

REVISIONS

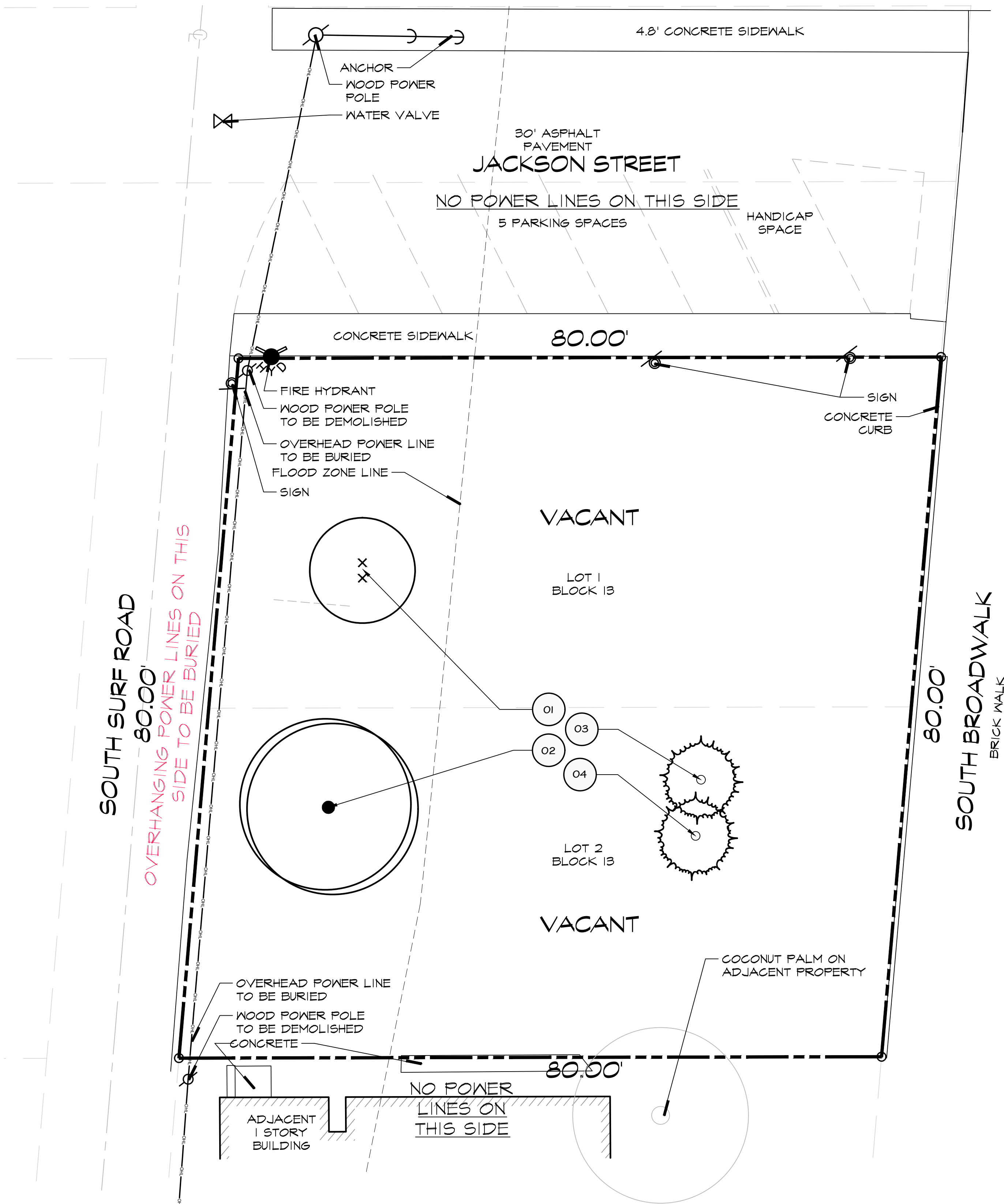
per City comments 1 11.23.2024

per City comments 2 12.18.2024

per City comments 3 02.10.2025

501 S Surf Rd Tr Grossman, Melissa M Trstee
HOLLYWOOD BEACH
FLORIDA 33019

REMOVAL PLAN, EXISTING TREE LIST



A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.

2 REMOVED PALMS TO MITIGATE..... 2 x \$350 = \$700.00

2 CHRISTMAS PALMS PROPOSED FOR MITIGATION=\$700.00

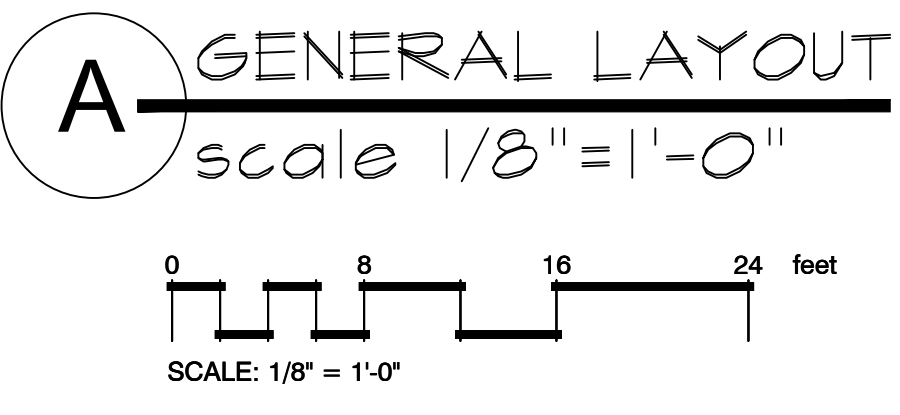
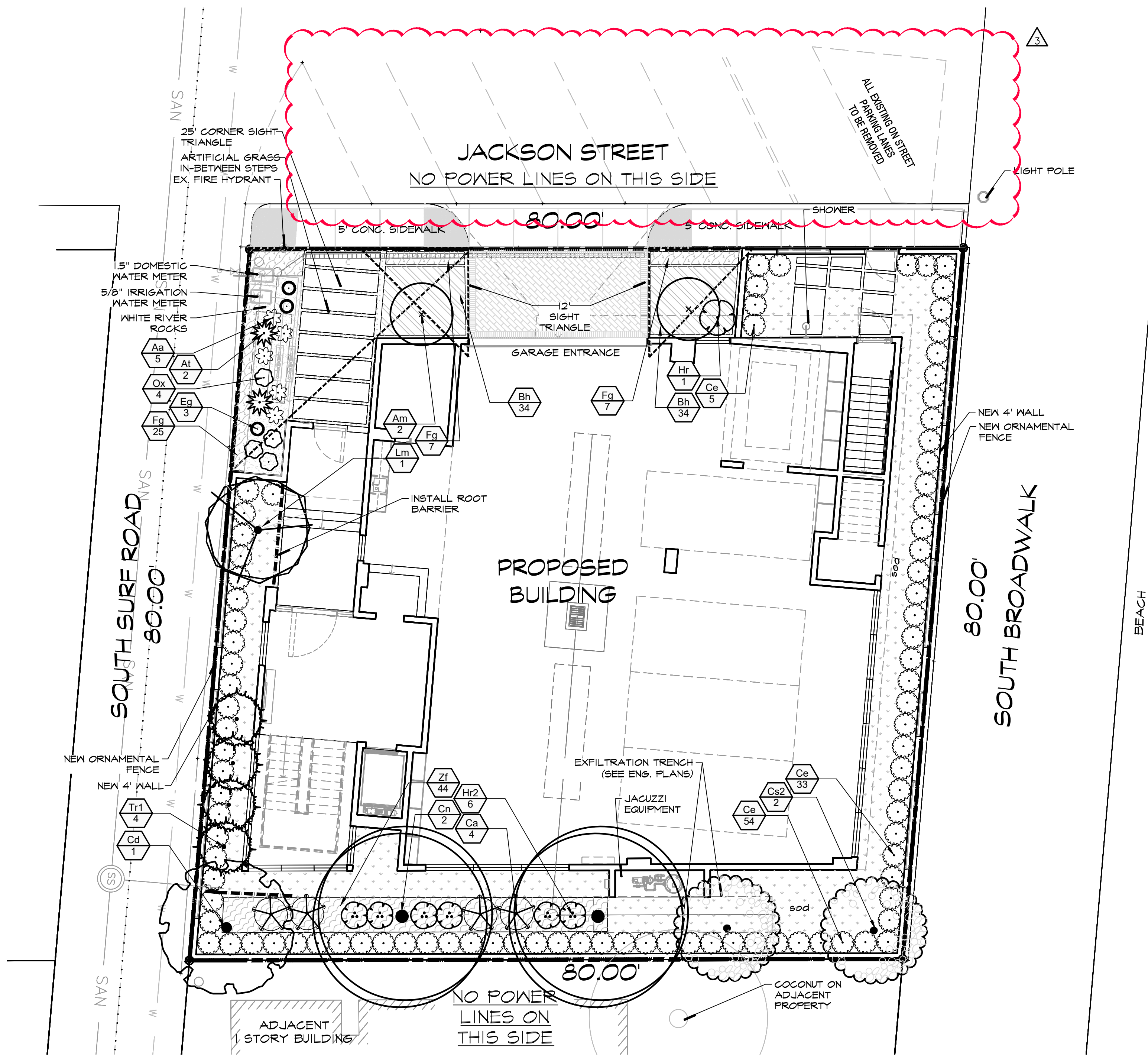
NO MITIGATION TO BE PAID FOR MITIGATION

PLANT SCHEDULE									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES									
xx	01	Adonidia merrillii	Manila Palm (double)	N/A	12' CT	12'	Poor		TO BE REMOVED
●	02	Cocos nucifera	Coconut Palm	N/A	8' CT	20'	Poor		TO BE REMOVED
○	03	Sabal palmetto	Cabbage Palmetto	N/A	6' CT	10'	Fair	NOT QUALIFYING FOR MITIGATION	TO BE REMOVED
○	04	Sabal palmetto	Cabbage Palmetto	N/A	6' CT	10'	Fair	NOT QUALIFYING FOR MITIGATION	TO BE REMOVED

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1-800-432-4770
SUNSHINE STATE ONECALLING OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN. 12" FROM UTILITY.

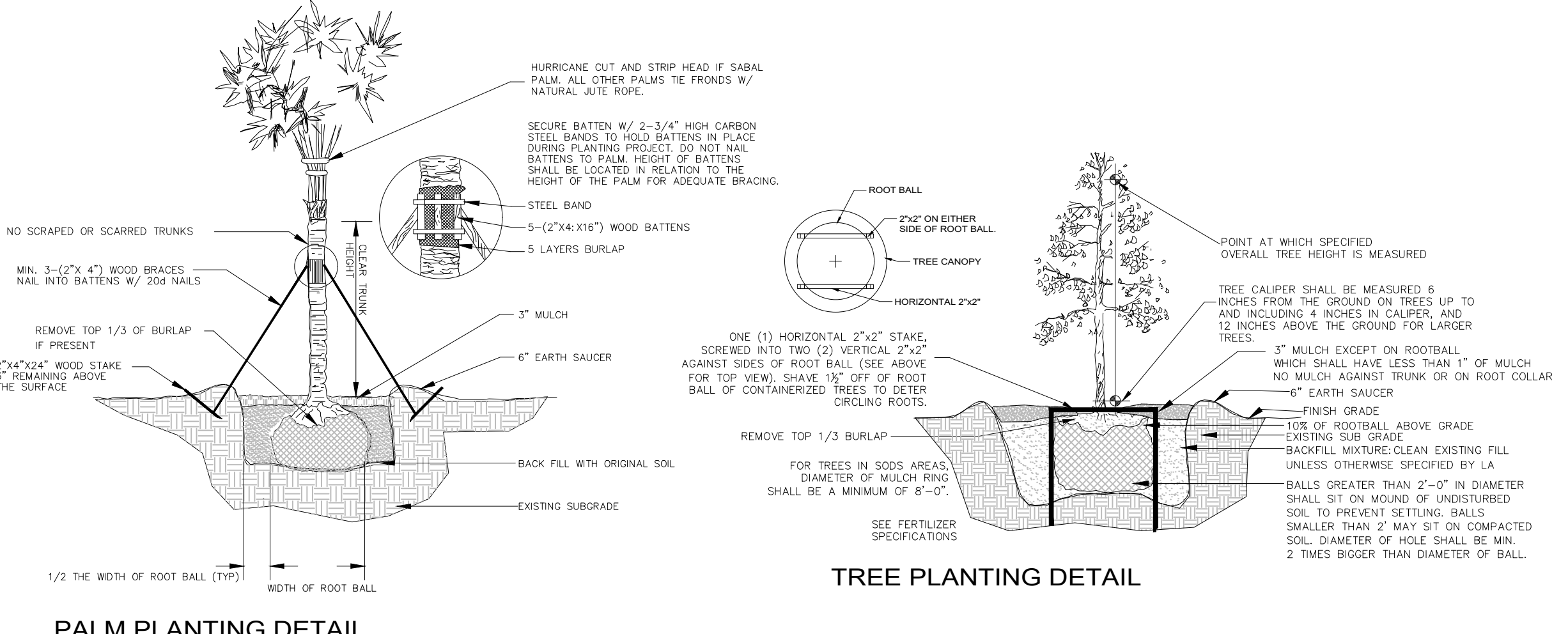


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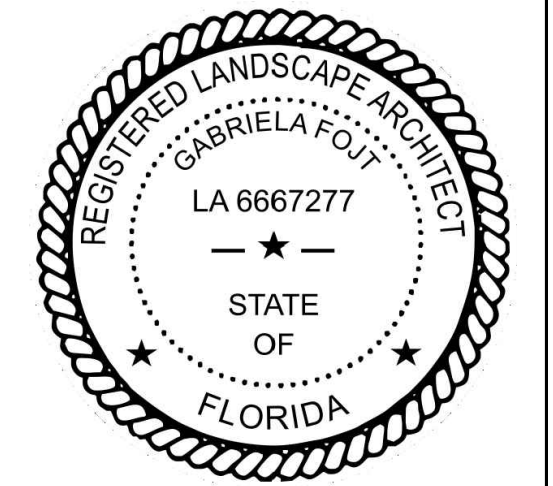
PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
Am	x	2	Adonia merrillii	Manila Palm	8'CT, sngl, matched	AS SHOWN	NO	HIGH
Cd	.	1	Coccoloba diversifolia	Pigeon Plum	min.12'OA, 2"dbh	AS SHOWN	YES	HIGH
Cn	.	2	Cocos nucifera	Coconut Palm	12'CT, matched	AS SHOWN	NO	HIGH
Cs2	.	2	Cordia sebestena	Orange Geiger Tree	min.12'OA, 2"dbh, matched	AS SHOWN	YES	HIGH
Lm	.	1	Lagerstroemia	Crape Myrtle	min.12'OA, 2"dbh, std	AS SHOWN	NO	HIGH
Tr1	.	4	Thrinax radiata	Florida Thatch Palm single	8'CT, sngl, matched	AS SHOWN	YES	HIGH
SHRUBS								
Aa	.	5	Agave attenuata	Foxtail Agave	3 gal.	AS SHOWN	NO	HIGH
At	.	2	Agave tequilana	Blue Agave	3'OA	AS SHOWN	NO	HIGH
Ca	.	4	Callicarpa americana	American Beautyberry	4'OA, full	AS SHOWN	YES	HIGH
Ce	.	92	Conocarpus erectus	Green Buttonwood	5'-6'OA, flb	30"OC	YES	HIGH
Eg	.	3	Echinocactus grusonii	Golden Barrel Cactus	7 gal	AS SHOWN	NO	HIGH
Hr2	.	6	Hibiscus rosa-sinensis	Hibiscus-color tbd by client	24"x24", shrub	AS SHOWN	NO	HIGH
Hr	.	1	Hibiscus rosa-sinensis	Hibiscus-color tbd by client	4'-5'OA, std	AS SHOWN	NO	HIGH
Ox	.	4	Opuntia	Prickly Pear	2'OA	AS SHOWN	YES	HIGH
SHRUB AREAS								
Bh	.	68	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3 gal	18"OC	NO	HIGH
Fg	.	39	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	18"OC	NO	HIGH
Zf	.	44	Zamia floridana	Florida Coontie	3 gal	24"OC	YES	HIGH
GROUND COVERS								
Zc	.	643 sf	Zoysia spp	Zoysia	sod			

- NOTES:
- SOD AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.



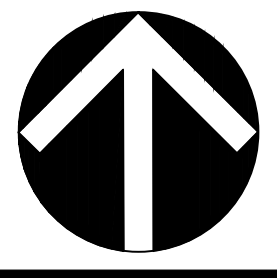
LANDSCAPE REQUIREMENTS BWK-25-HD-R	Required	Proposed	Total Provided
PERIMETER TREES 1 tree/each 50 lf of street frontage (160'/50'=3.2)	4 trees	Crape Myrtle, 4 Thatch palm (=1 1/3 tree), 2 Adonia palms (=2/3 tree), 1 Pigeon plum	4 provided
OPEN SPACE 1 tree/each 1,000 sf of pervious area (1,745/1,000=1.7)	2 trees	2 Orange Geiger	2 provided
min. 60% of required trees to be native (6 x .5=3.6) min. 50% of shrubs to be native (269 x .5=134.5) max. 50% of required trees to be palms (6 x 5=3) Provide automatic irrigation with 100% of coverage Sight triangle for corner property	min. 4 native min. 135 max. 3 trees as palms	4 1/3 139 2 irrigation implant	4 1/3 provided 52% provided 2 provided (*) provided provided

(*) 2 Christmas palms are not counted for code



The Mirror of Paradise
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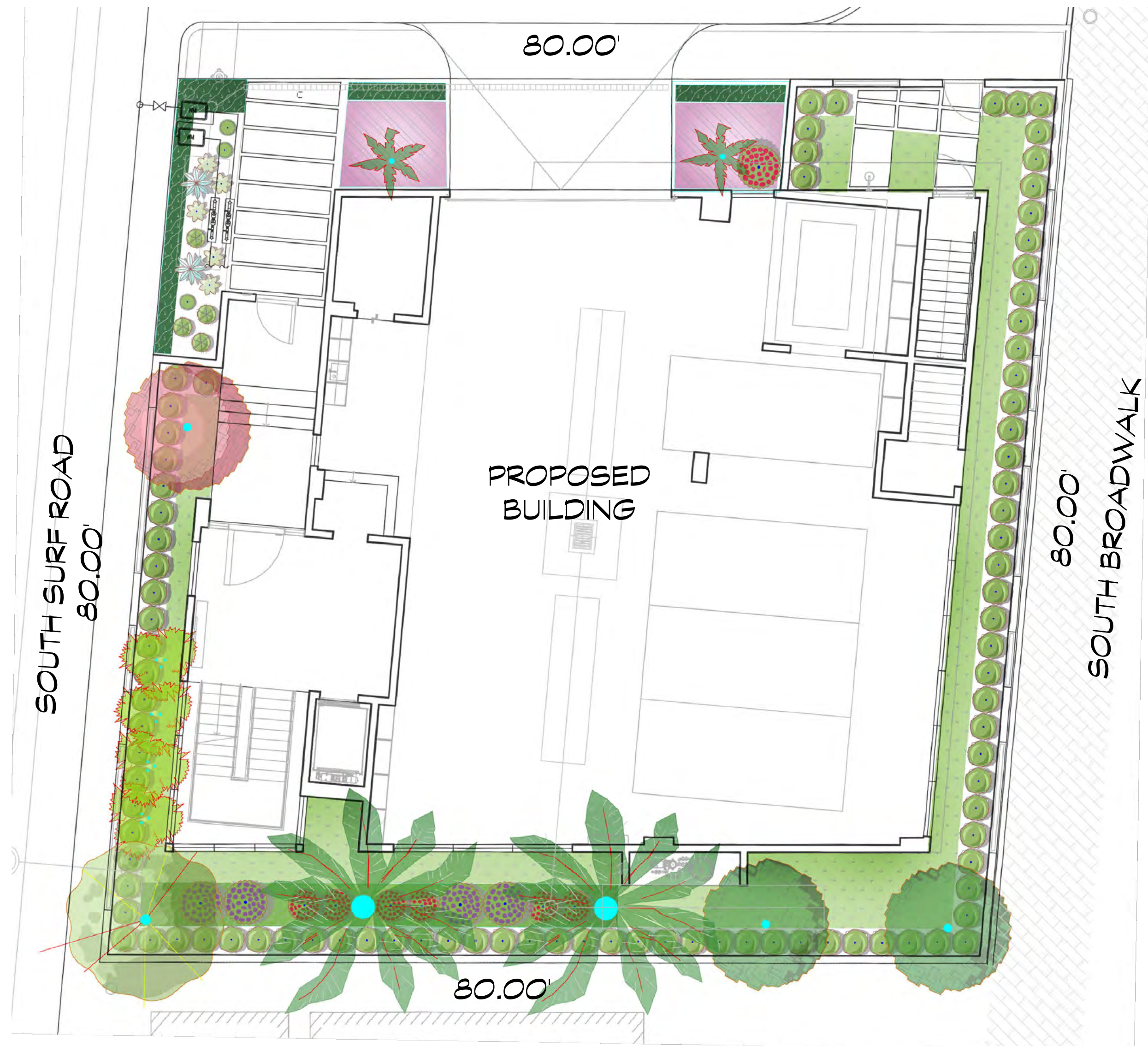
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SCALE 1/8"=1'-0"
DESIGNED BY GF
DRAWN BY KM,GF
CHECKED BY GF
CAD DWG.
DATE 10.07.2024
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per City comments 11.23.2024
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per City comments 02.10.2025

501 S Surf Rd Tr Grossman, Melissa M Trstee
HOLLYWOOD BEACH
FLORIDA 33019

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART



JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.
Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.
Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

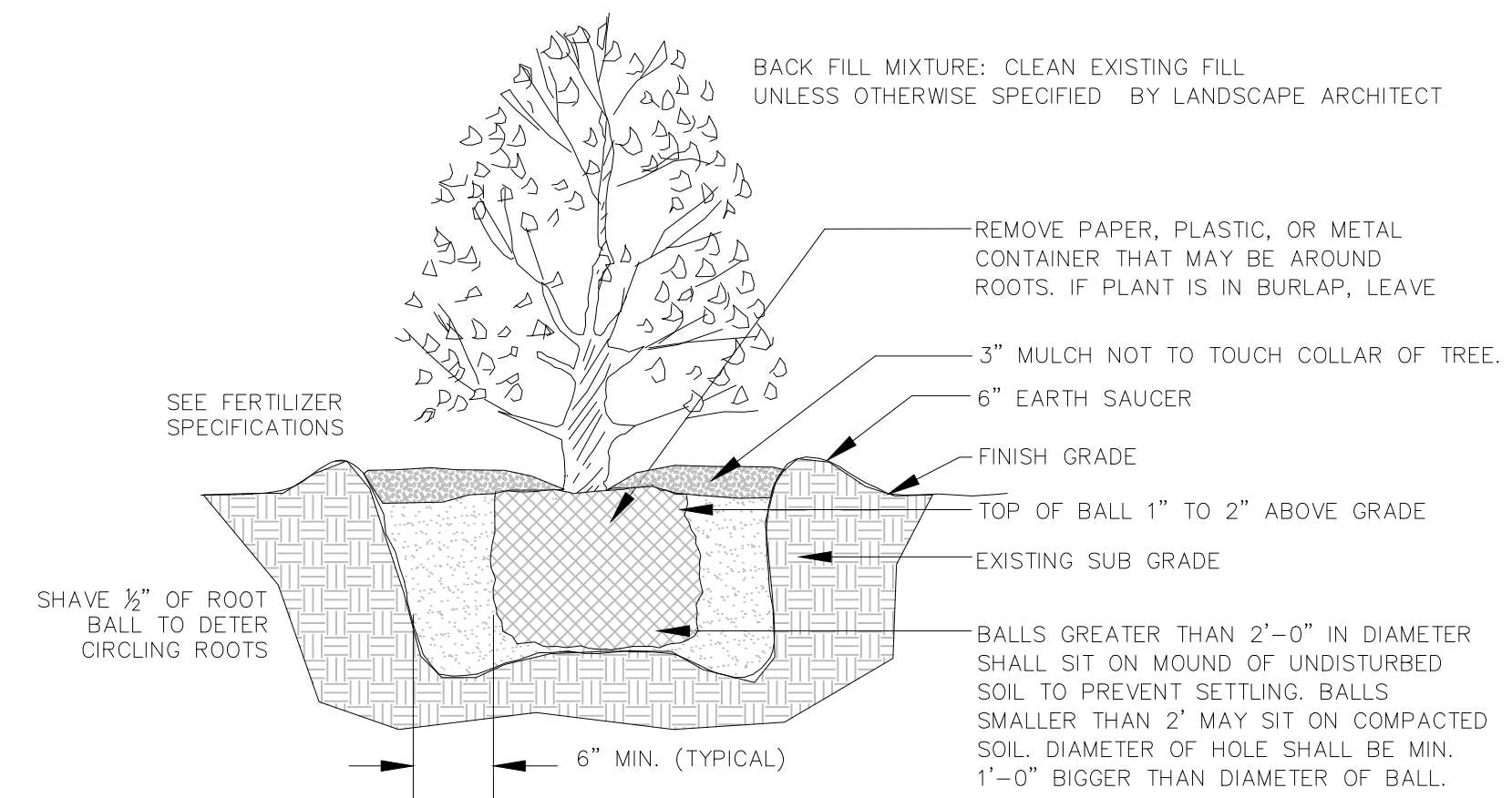
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



LANDSCAPE NOTES:

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DISEASES, INSECTS EGGS, AND SHALL HAVE A HEALTHY NORMAL ROOT SYSTEM, FURNISHED IN THE MINIMUM SIZES INDICATED IN THE SCHEDULE. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT A WRITTEN PERMISSION FROM THE CITY OF HOLLYWOOD.
2. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER
3. ALL PLANTING SOIL AND TOP SOIL SHALL CONSIST OF 30% MUCK, 70% SAND, AND SHALL BE FREE OF HEAVY CLAY, COARSE SAND, ROCKS LARGER THAN 2", LUMPS, STICKS OR ANY OTHER DEBRIS.
4. FERTILIZER SHALL BE 12-12-12, 50% ORGANIC OR SLOW RELEASE NITROGEN.
5. TERRA-SORB OR APPROVED EQUAL SHALL BE PROVIDED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
6. ALL PLANT MATERIALS EXCEPT TREES SHALL BE GUARANTEED FOR 180 DAYS AFTER THE COMPLETED PROJECTS IS ACCEPTED BY THE CITY. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR.
7. CONTRACTOR SHALL CONFIRM PLANT QUANTITIES PRIOR TO BIDDING.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AREA AND PLANTS FOR 90 DAYS STARTING ON THE DATE OF SUBSTANTIAL COMPLETION.
9. MULCH SHALL BE EUCALYPTUS GRADE A OR BETTER, USE OF CYPRESS BARK MULCH IS PROHIBITED IN THE PUBLIC RIGHT-OF-WAY.
10. THE ESTABLISHMENT PERIOD SHALL BEGIN AT THE TIME OF ACCEPTANCE OF INSTALLATION OF PLANTING AND IRRIGATION, AND EXTEND FOR 90 DAYS PAST THAT DATE, AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:
 - a. SUPPLY WATER IN SUFFICIENT AMOUNTS REQUIRED TO INSURE ESTABLISHMENT AND GOOD GROWTH FOLLOWING INDUSTRY STANDARDS. WATERING SCHEDULE MAY BE INTERRUPTED DURING PERIODS OF HEAVY RAINFALL (0.50" OR MORE PER DAY).
 - b. STRAIGHTEN TREES AND PALMS AS REQUIRED (INCLUDING RE-GUYING AND RE-STAKING AS REQUIRED).
 - c. WEEDING IS REQUIRED.
 - d. MOWING EVERY 21 DAYS.
 - e. MAINTAIN AND REPAIR IRRIGATION SYSTEM AS REQUIRED.
 - f. INSECT AND DISEASE CONTROL AS REQUIRED.
 - g. REMOVE STAKES AND GUYS AT THE END OF THE MAINTENANCE PERIOD.
11. ALL SOD AND LANDSCAPE SHALL RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
12. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.

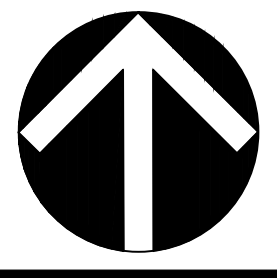
13. ALL TREES AND PALMS SHALL BE PLANTED AT LEAST FIVE (5) FEET AWAY FROM ANY UNDERGROUND UTILITY LINE.
14. ALL TREES AND PALMS SHALL BE PLANTED AT LEAST SEVEN AND A HALF (7.5) FEET AWAY FROM ANY FIRE HYDRANT.
15. ANY SPECIES THAT ARE LISTED AS CATEGORY I AND II SPECIES ON THE MOST CURRENT 'FLORIDA EXOTIC PEST PLANT COUNCIL' LIST ARE PROHIBITED TO BE PLANTED ON PRIVATE PROPERTY OR ON CITY PROPERTY INCLUDING ROW AND SWALE AREAS. - SEC. 106.01
16. A MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE OF A PALM SPECIES. SEC.3.5
17. STREET TREES: AT TIME OF INSTALLATION, SHADE TREES MUST BE A MINIMUM OF 12' OVERALL HEIGHT, APPROVED PALM TREES ARE TO HAVE A MINIMUM OF 8' CLEAR TRUNK (CT).
18. IDENTIFY ALL TREES TO REMAIN ON SITE WITH THE CORRESPONDING TREE PROTECTION AND PROTECTION BARRIERS. PROVIDE A TREE PROTECTION BARRIER DETAIL ON PLAN AS APPROVED BY CITY OF HOLLYWOOD. OUTLINE THE TREE PROTECTION BARRIER TO SCALE AROUND EACH TREE/PALM TO REMAIN ON PLAN.
19. PROVIDE A RECENT TREE SURVEY TO SHOW THE EXISTING TREES ON SITE AND IN SWALE AREAS.
20. SHOW ALL TREES ON SITE TO SCALE, SUPERIMPOSE EXISTING TREES ON PROPOSED SITE PLAN. THE TREE LEGEND MUST INCLUDE THE TREE NUMBER, COMMON NAME, BOTANICAL NAME, DBH, OVERALL HEIGHT, SPREAD, CONDITION, AND DISPOSITION (TO REMAIN, TO BE RELOCATED, TO BE REMOVED). SHOW ALL CANOPY INCLUDING CROWNS OF TREES FROM ADJACENT LOT LOCATED WITHIN 10' FROM PROPERTY LINE.
21. PROVIDE SIGHT TRIANGLES ON PLANS AT INTERSECTION OF DRIVEWAY AND PROPERTY LINE.
22. NATIVE PLANT REQUIREMENTS; 60% TREES, 50% SHRUBS - SEC. 3.4.
23. LABEL ALL SIDES OF PROPERTY WEATHER THERE ARE 'EXISTING OVERHEAD POWERLINES' OR 'NO OVERHEAD POWERLINES'. PROVIDE FPL APPROVED TREES FOR PLANTING UNDER POWERLINES.
24. TREE REMOVAL DISCLAIMER: WRITE THIS STATEMENT ON ALL SHEETS FOR EXISTING/PROPOSED LANDSCAPE: 'TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.'
25. ABOVE GROUND EQUIPMENT: WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
26. NO TREE REMOVALS ALLOWED WITHOUT AN APPROVED CITY OF HOLLYWOOD TREE REMOVAL PERMIT.
27. FOR BUILDING PERMITS; NO TREE REMOVAL OR PLANTING ALLOWED WITHOUT AN APPROVED SUB-PERMIT.
28. EQUIPMENT (DUMPSTERS, ELECTRICAL TRANSFORMERS, ETC. WITH THE EXCEPTION OF FIRE HYDRANTS) MUST BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPE MATERIAL A MINIMUM OF 30 INCHES TALL. LANDSCAPING MUST NOT INTERFERE WITH THE NORMAL OPERATION OF THE EQUIPMENT.
29. IF YOU ARE PLANNING A PROJECT ON YOUR PROPERTY THAT INVOLVES DIGGING, SUCH AS INSTALLING A MAILBOX, FENCES, PLANTING TREES, ETC., YOU ARE ENCOURAGED TO CALL 811 A FEW DAYS BEFORE YOU START TO MAKE SURE YOU DO IT SAFELY. UTILITY COMPANIES WILL MARK BURIED LINES SO THAT YOU CAN DIG SAFELY AROUND THEM. VISIT CALL811.COM FOR DETAILS.



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SCALE	as noted
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	10.07.2024
REVISIONS	
per City comments	1 11.23.2024
per City comments	2 12.18.2024
per City comments	3 02.10.2025

501 S Surf Rd Tr Grossman, Melissa M Trstee
HOLLYWOOD BEACH
FLORIDA 33019
COLORED PLAN & NOTES

Reviews:

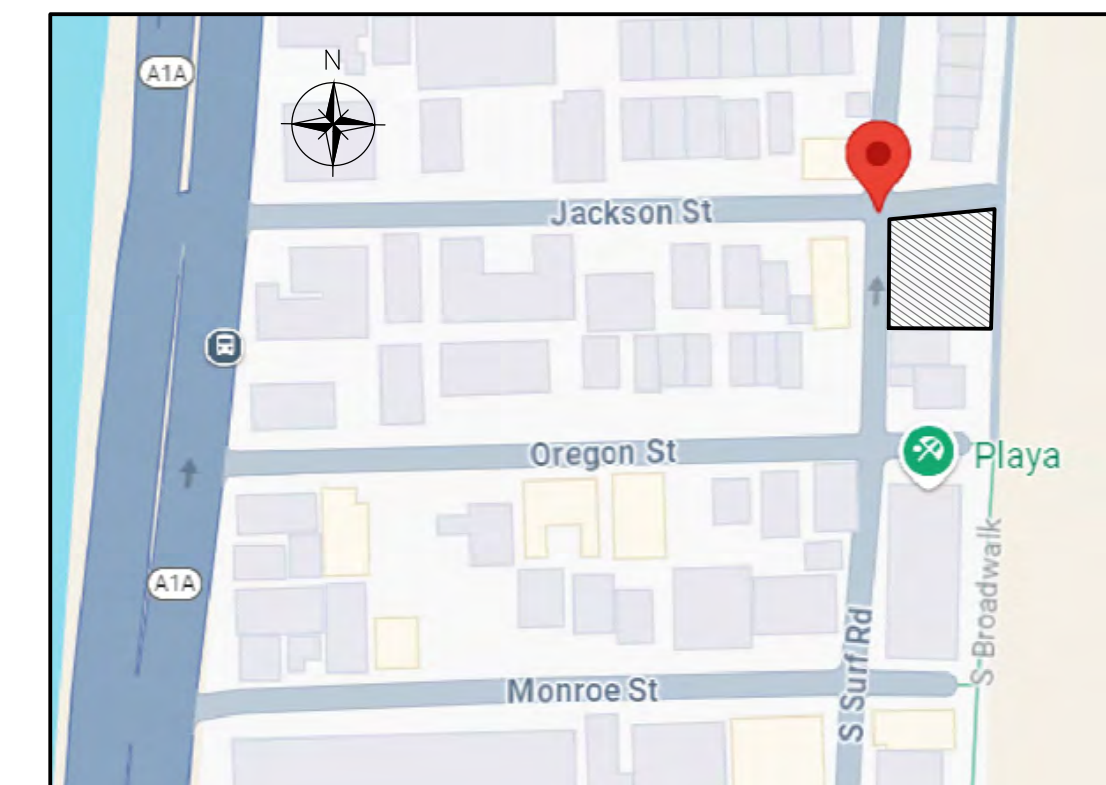
Client: 501 S. SURF RD TRUST
 Project: 501 S SURF RD RESIDENCE
 SOUTH SURF ROAD, HOLLYWOOD, FLORIDA

Plan Description:
EROSION CONTROL PLAN

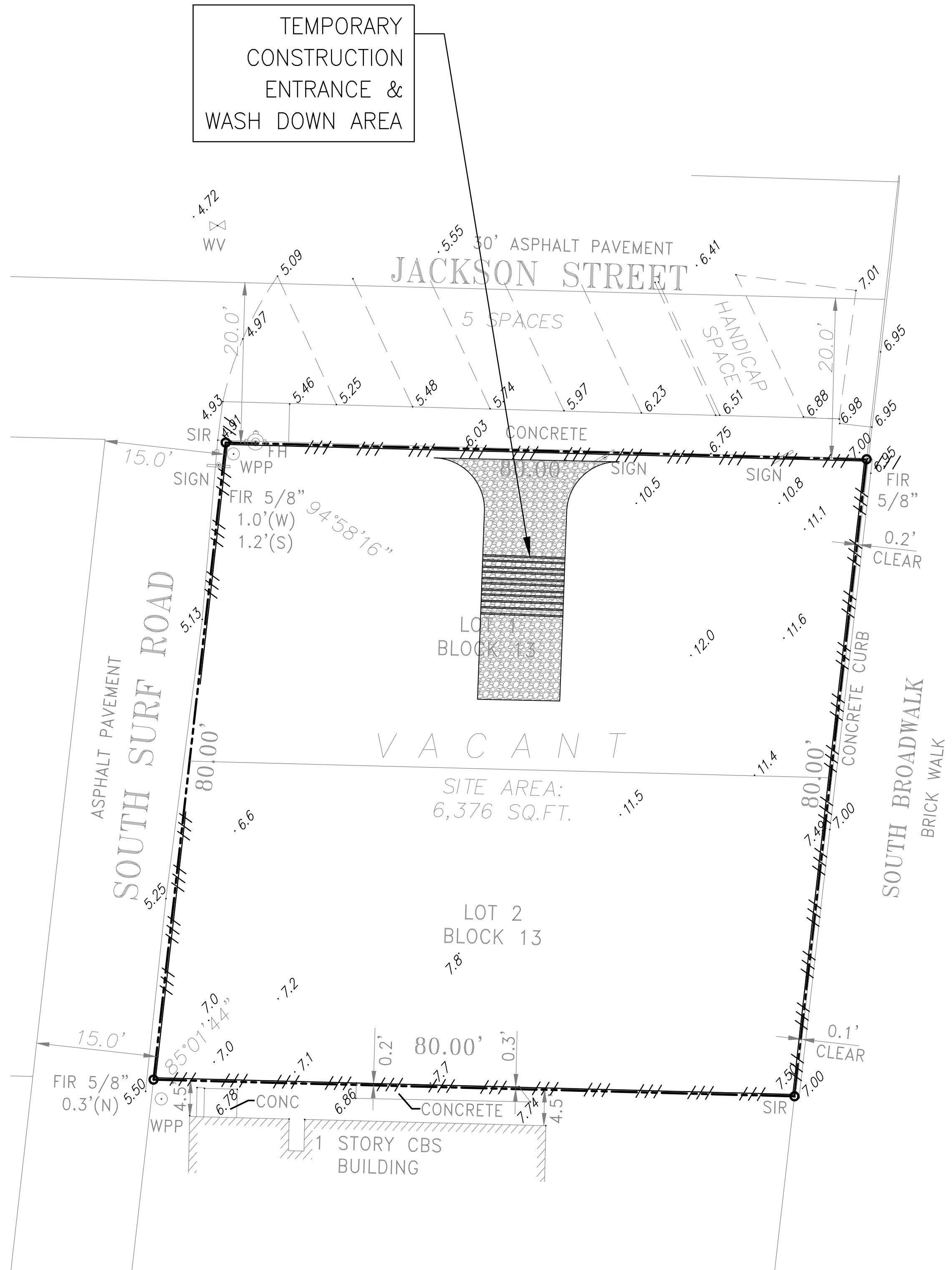
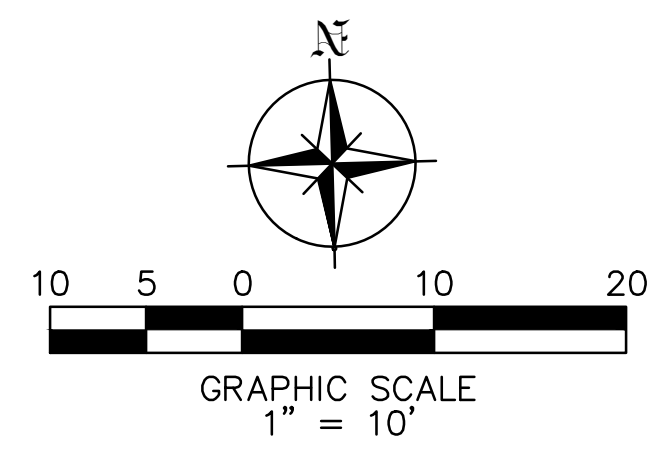
Scale:
 JORGE SZAUER
 FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
 Drawn by: JJANSE
 Revised & Sealed: JORGE M. SZAUER
 Date: SEPTEMBER 2024
 Scale: AS SHOWN
 Job No:

Sheet:
C-02
 of Sheets



LOCATION MAP
 N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE & WASH DOWN AREA

CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

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GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

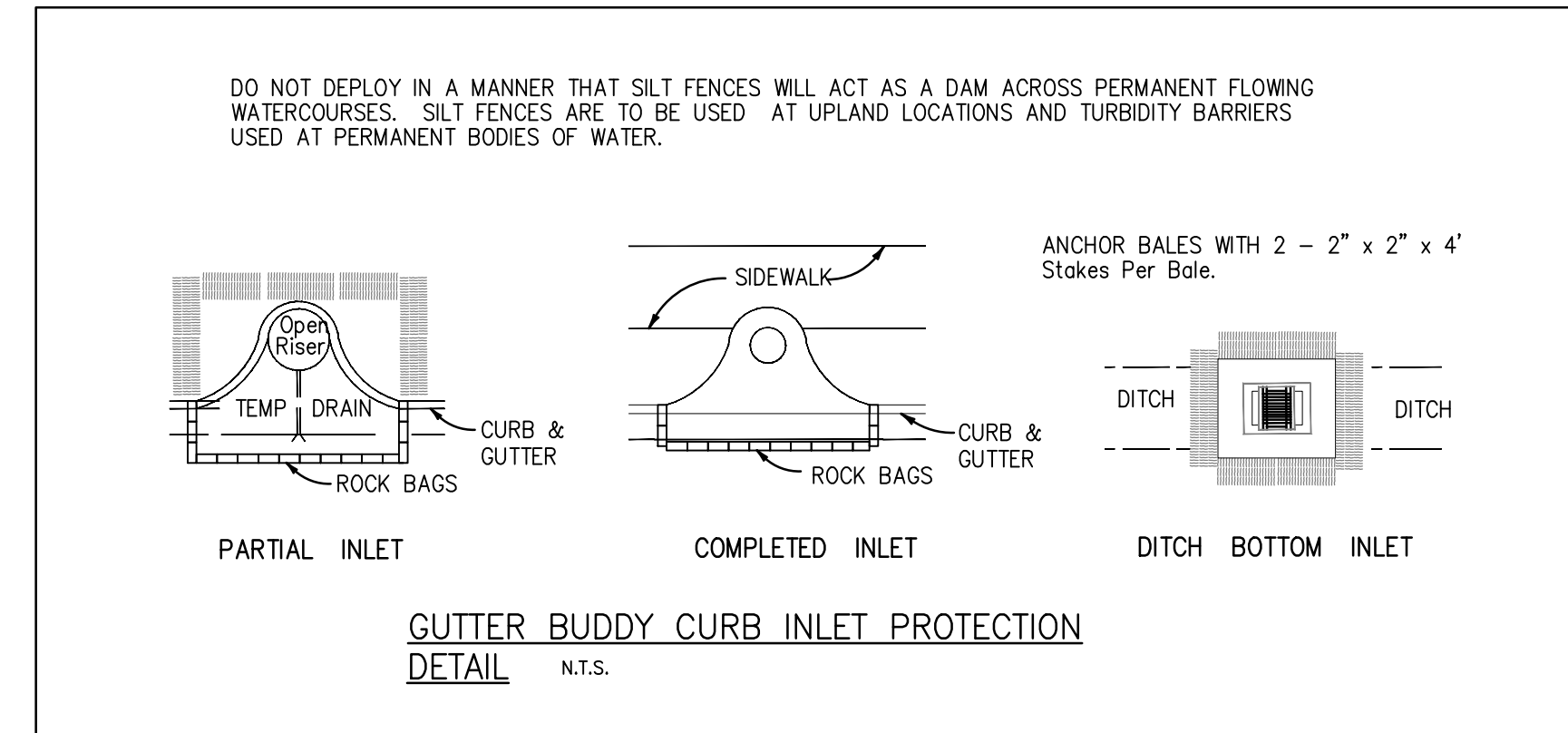
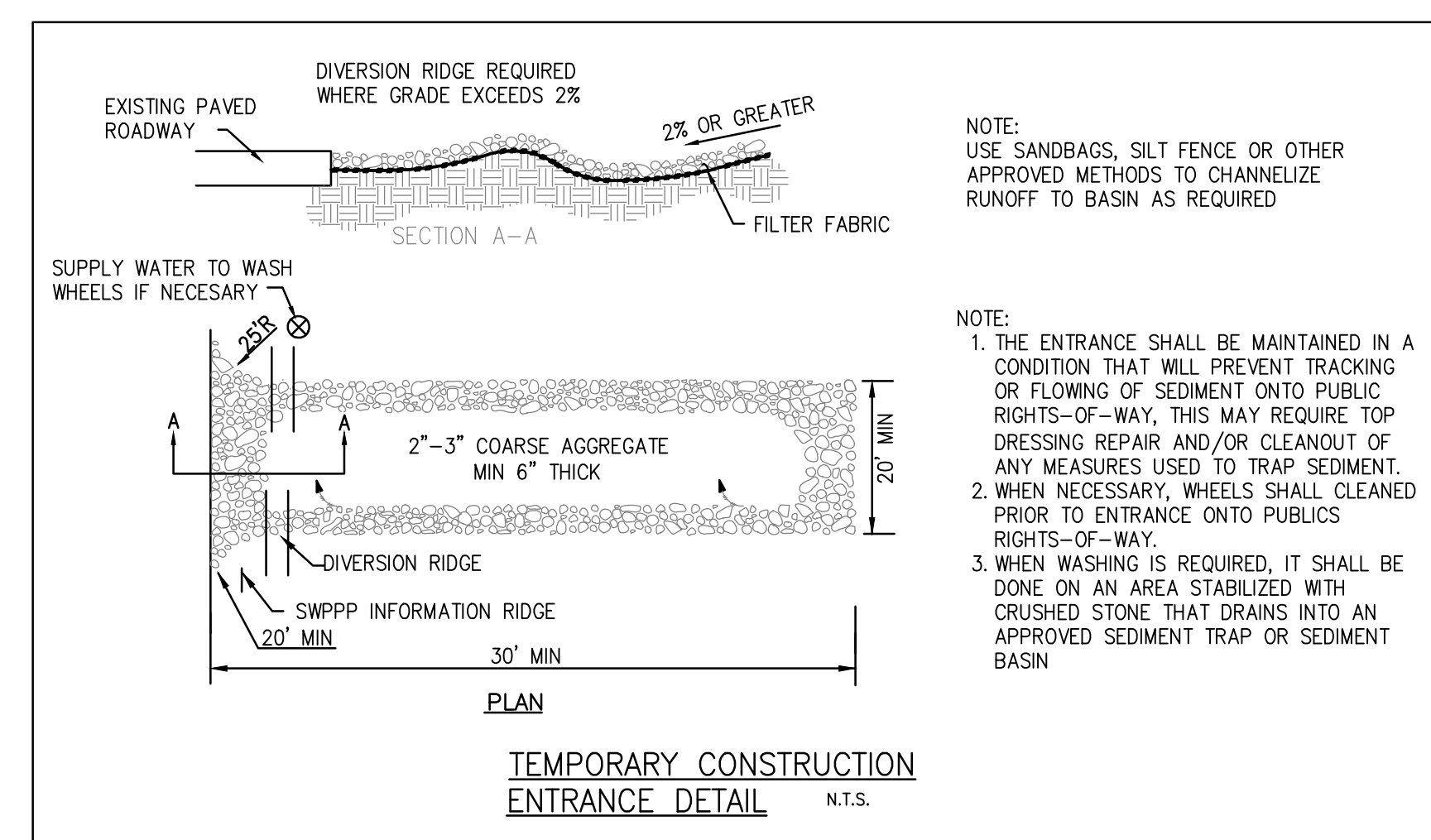
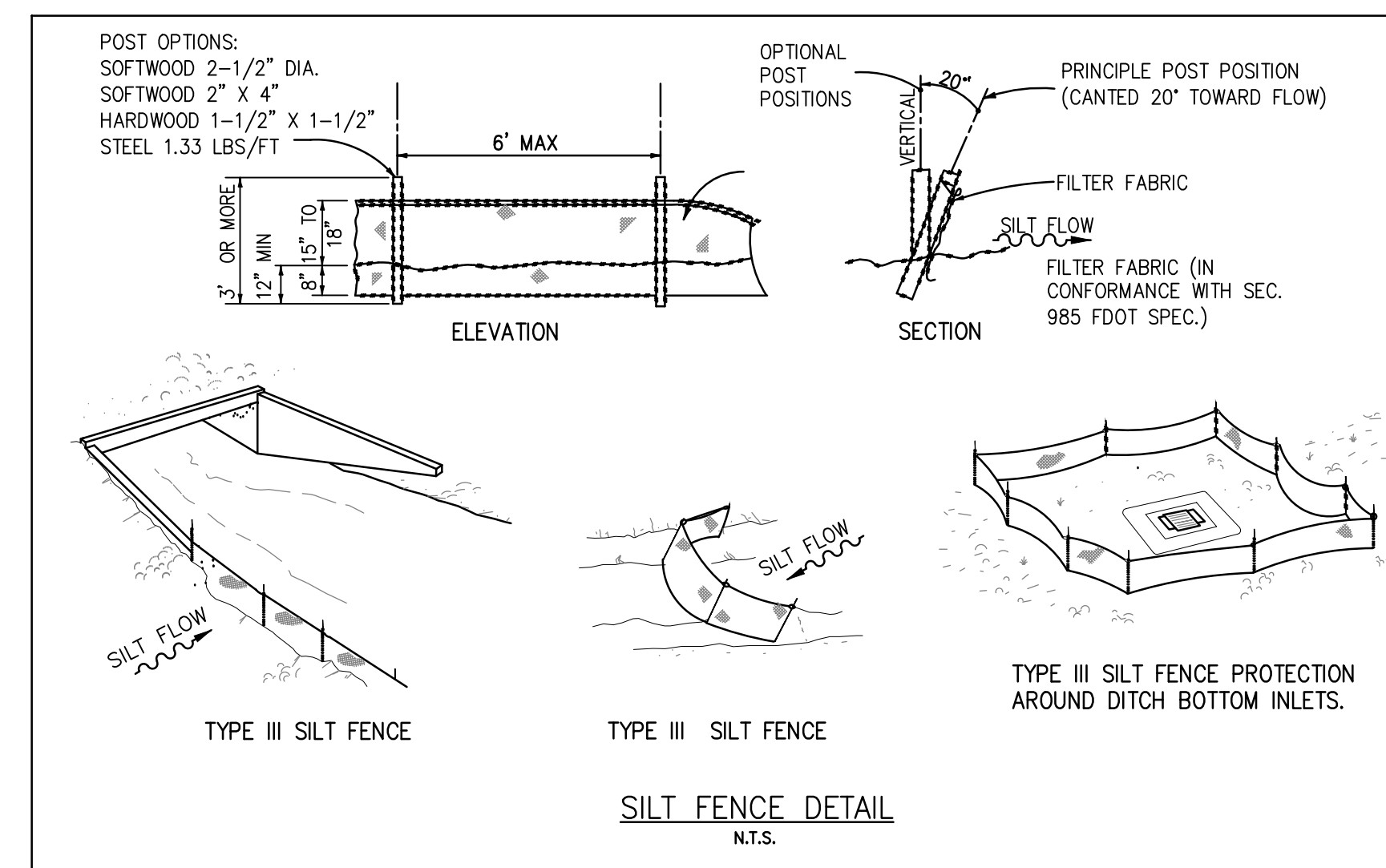
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

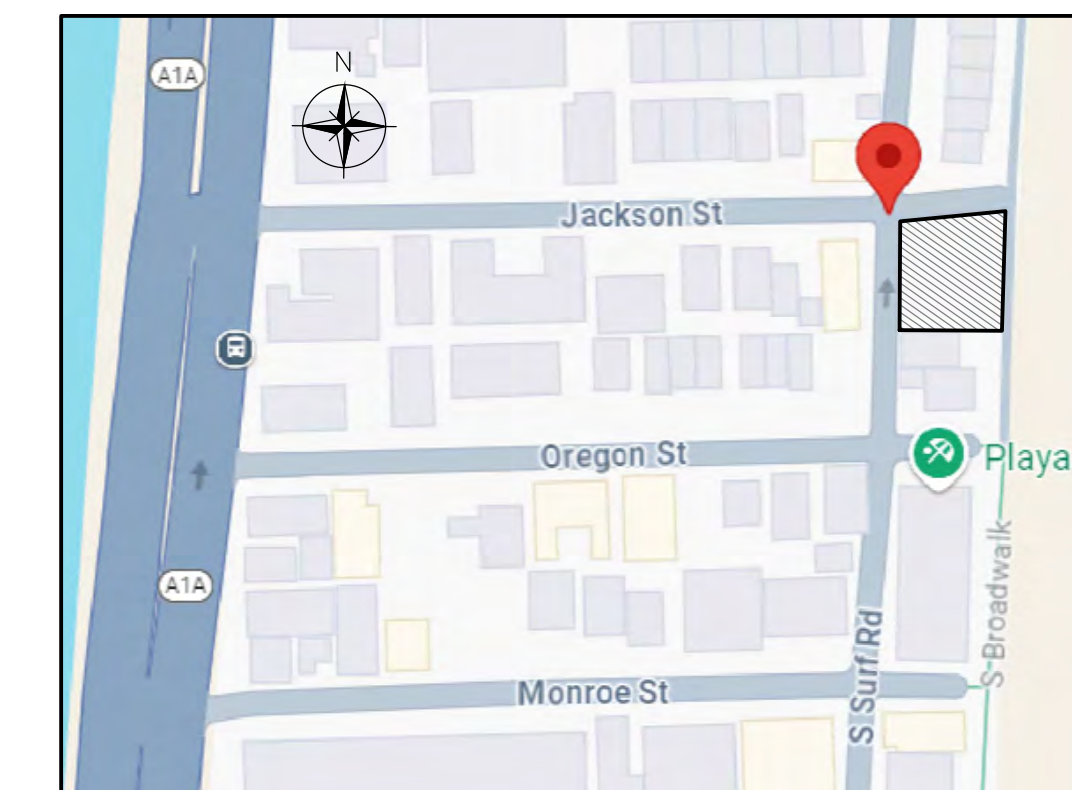
WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

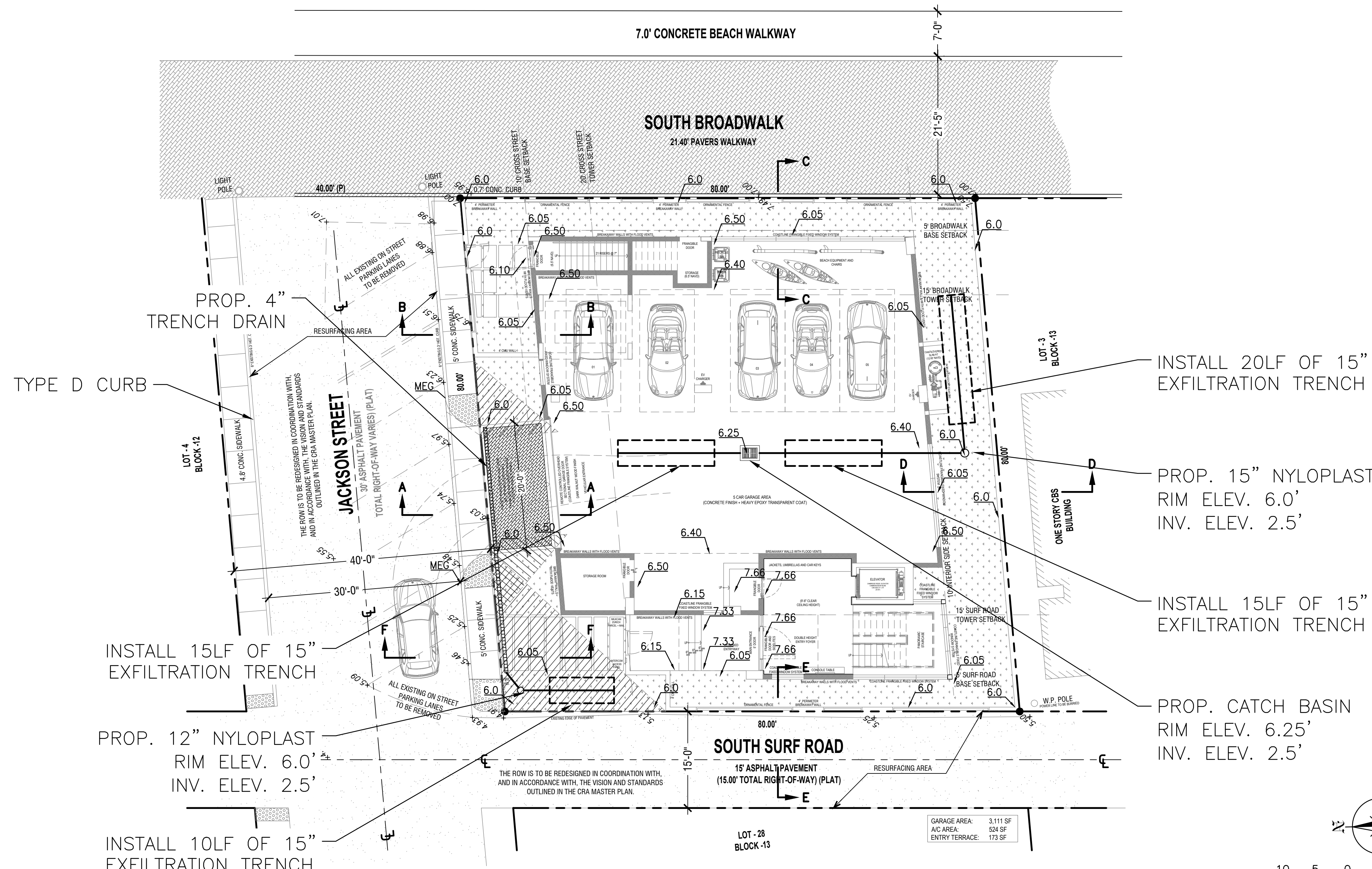
SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// PROPOSED SILT FENCE





LOCATION MAP
N.T.S.

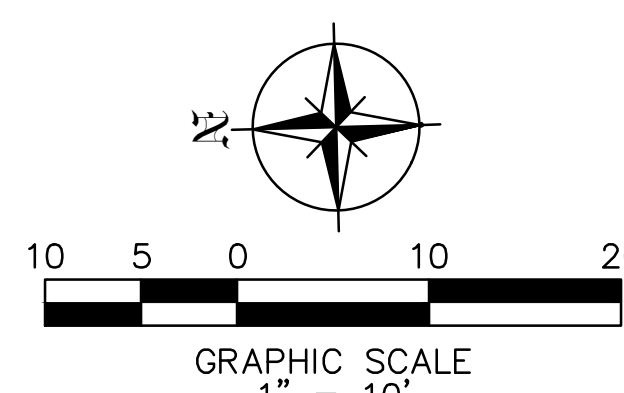


NOTES:

- CONCRETE:** CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- PAVERS:** PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

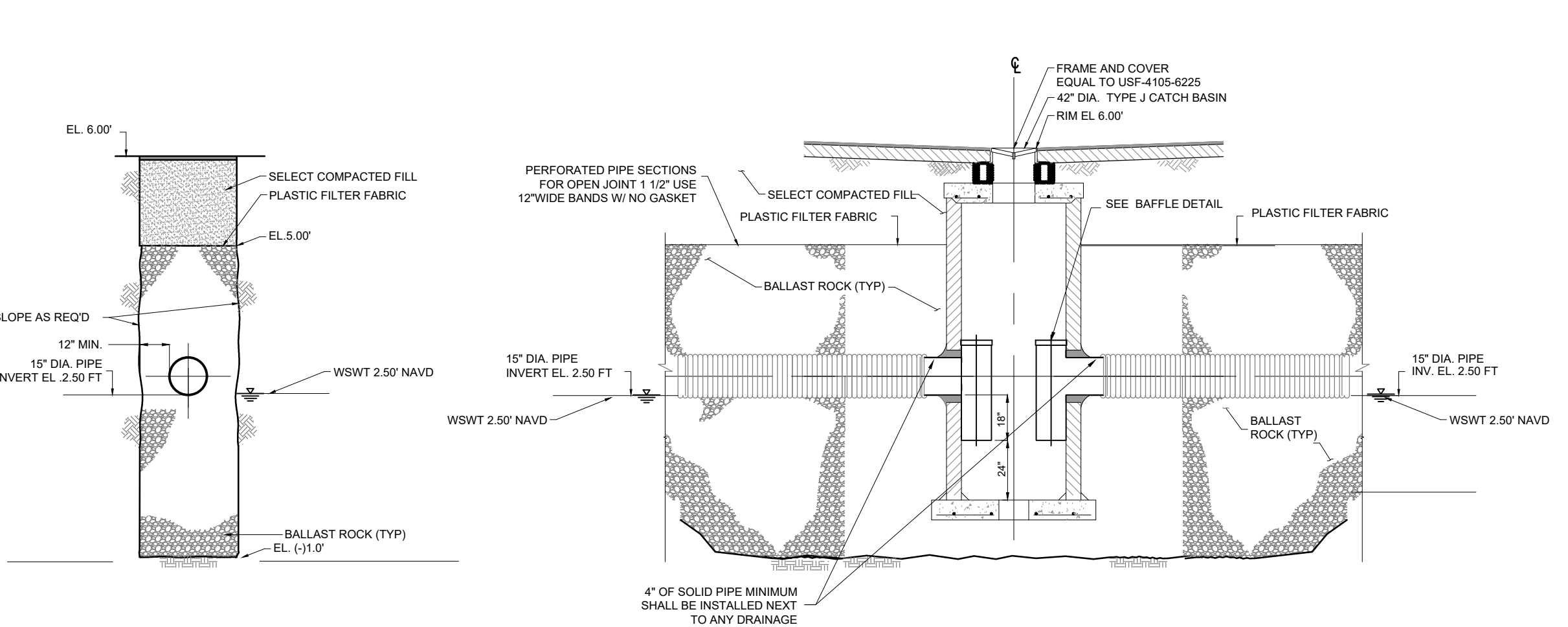
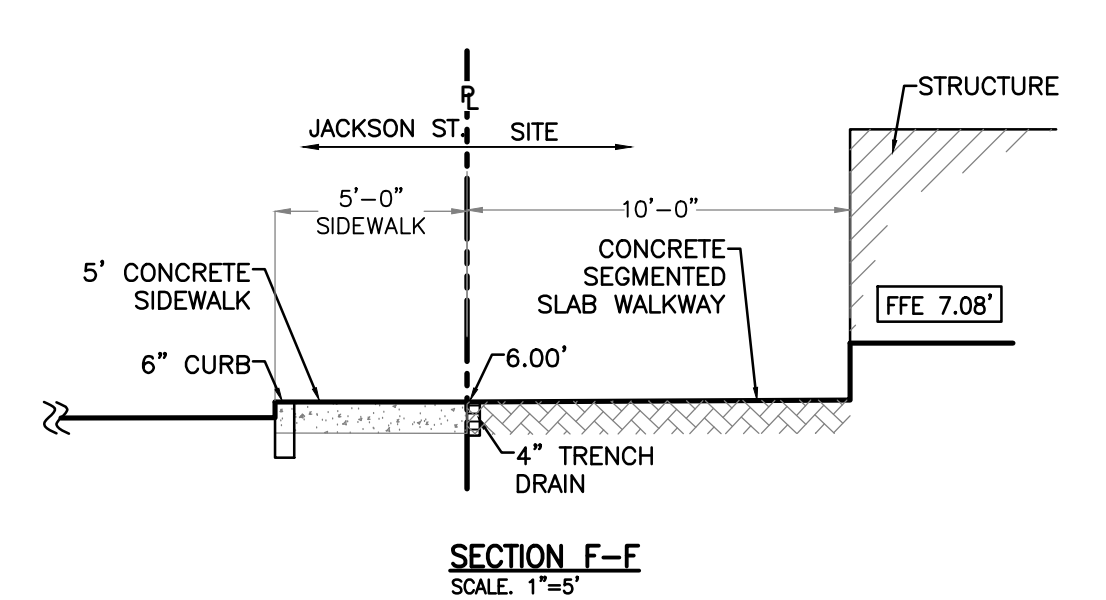
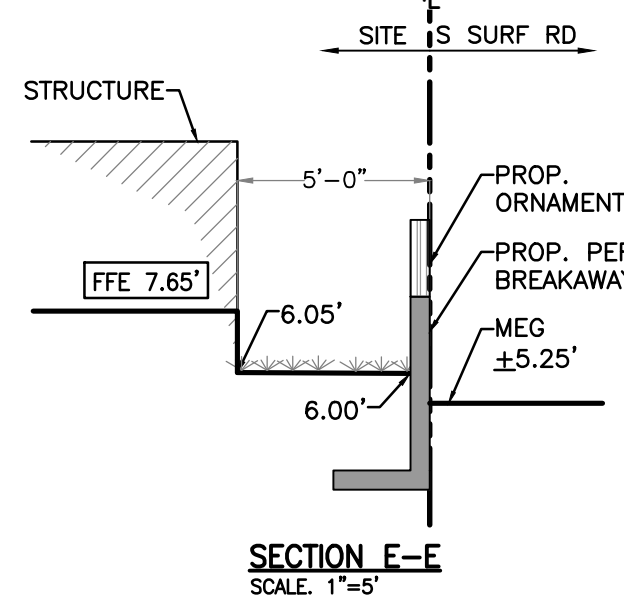
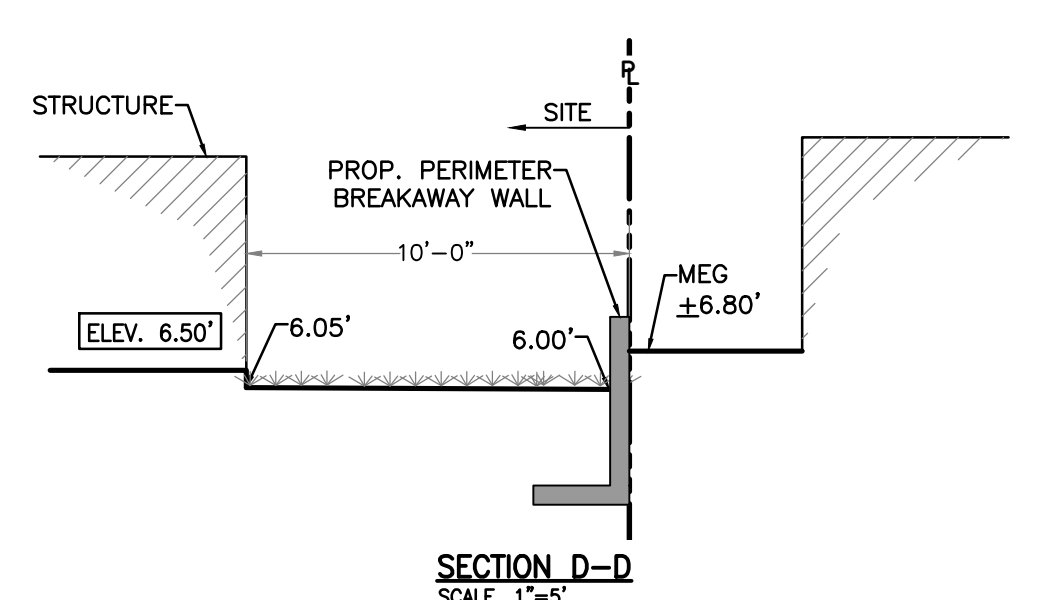
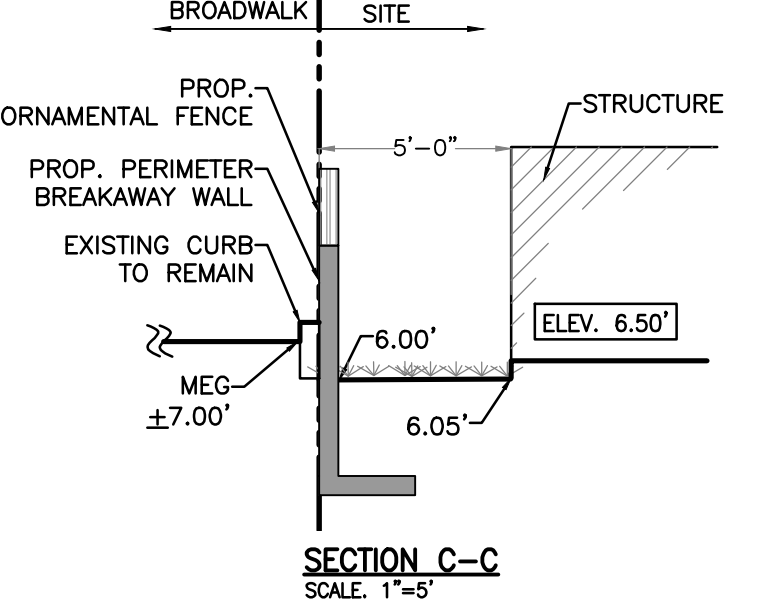
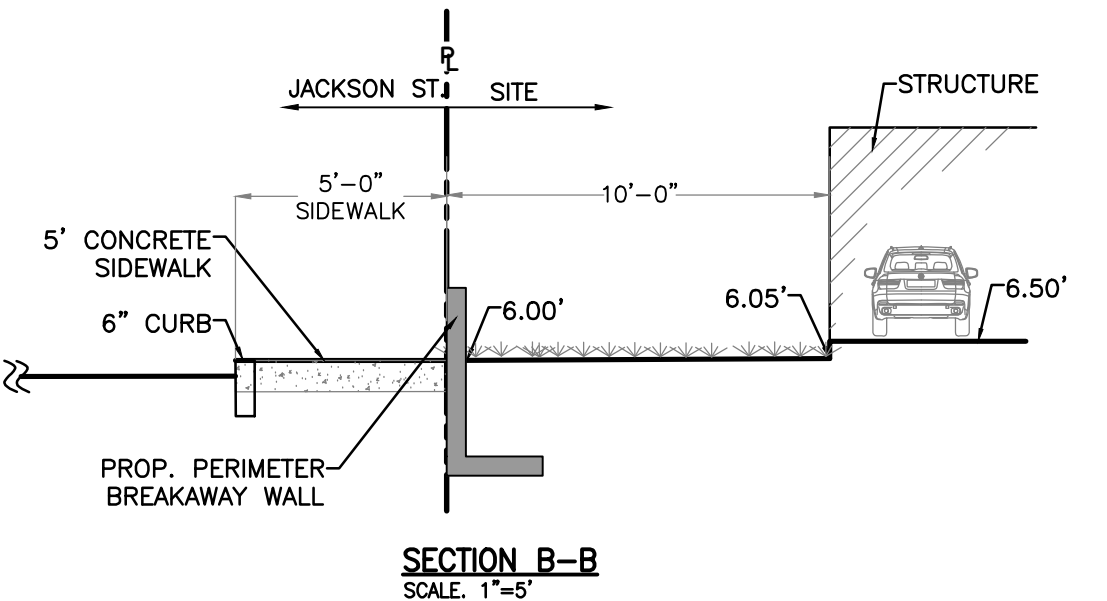
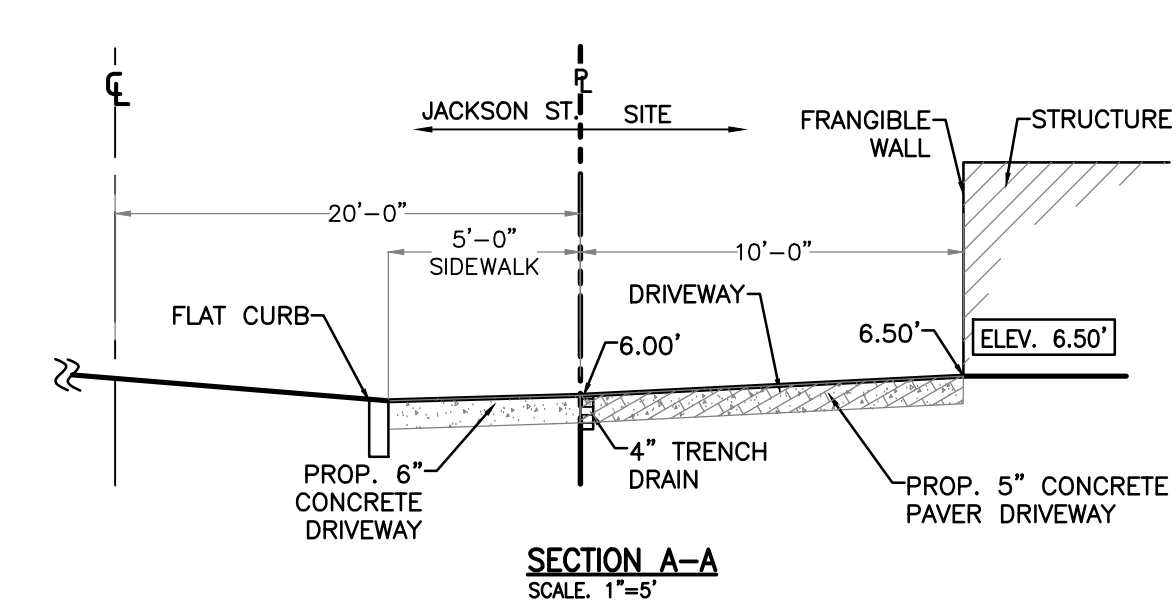
NOTE:
 ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM

ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM



LEGEND

- PROPERTY LINE
- + 4.50 EXISTING ELEVATION
- + 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- GRASS



EXFILTRATION TRENCH DETAIL
SCALE: N.T.S.

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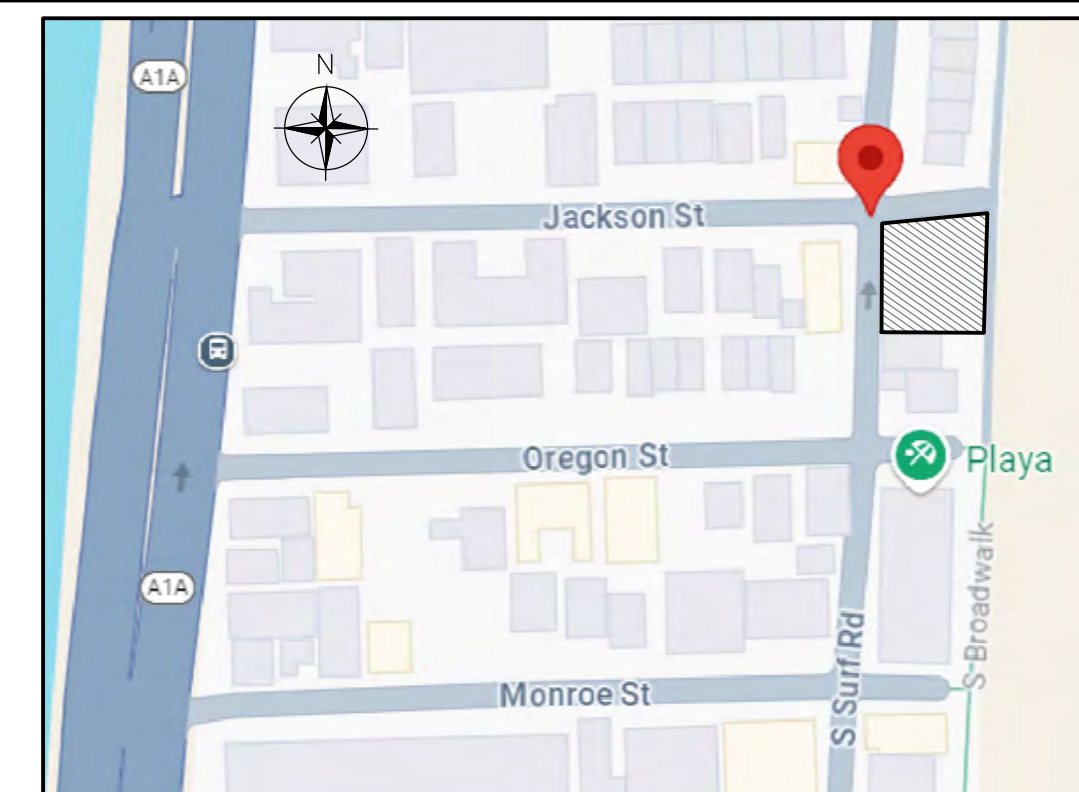
Client: 501 S. SURF RD TRUST
 Project: 501 S SURF RD RESIDENCE

Plan Description:
PAVING, GRADING & DRAINAGE

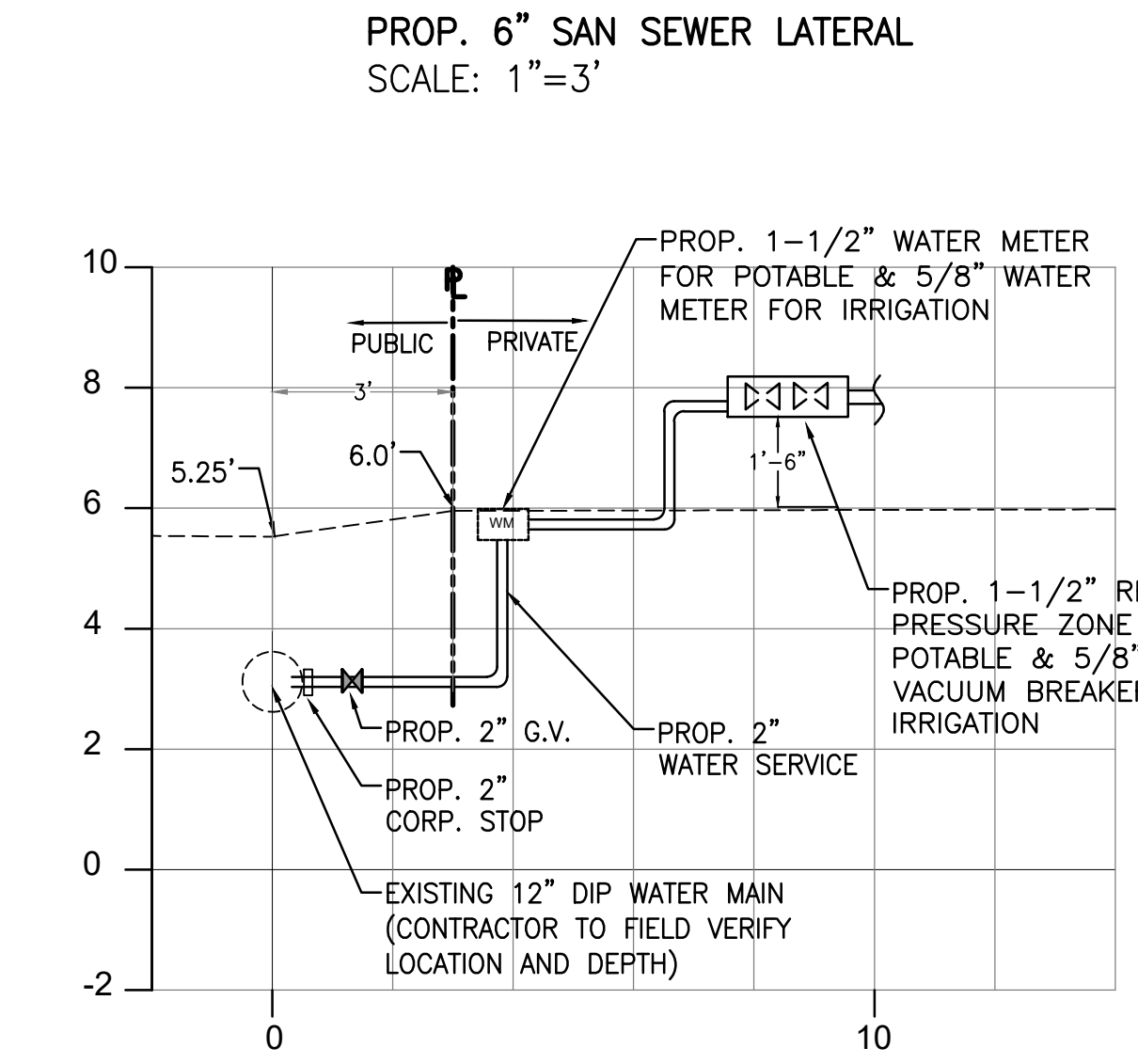
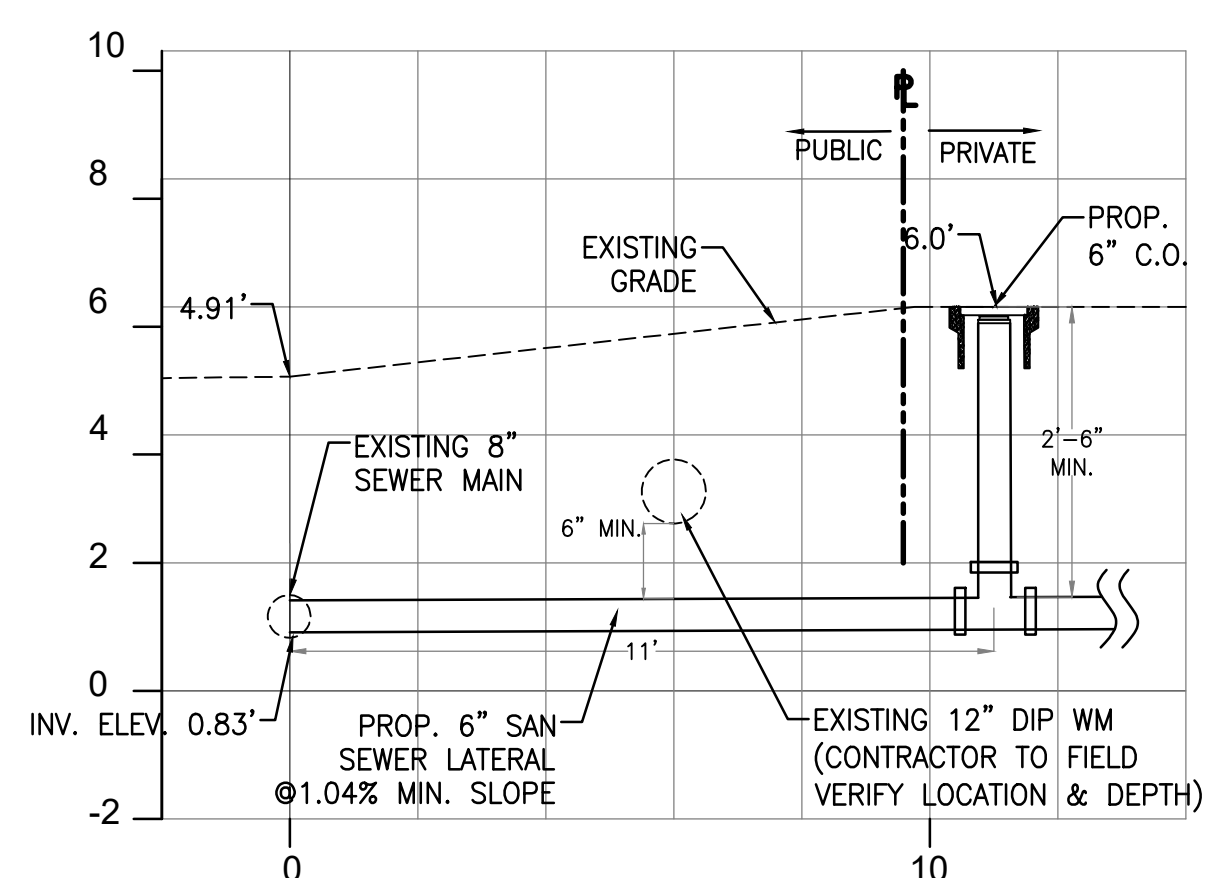
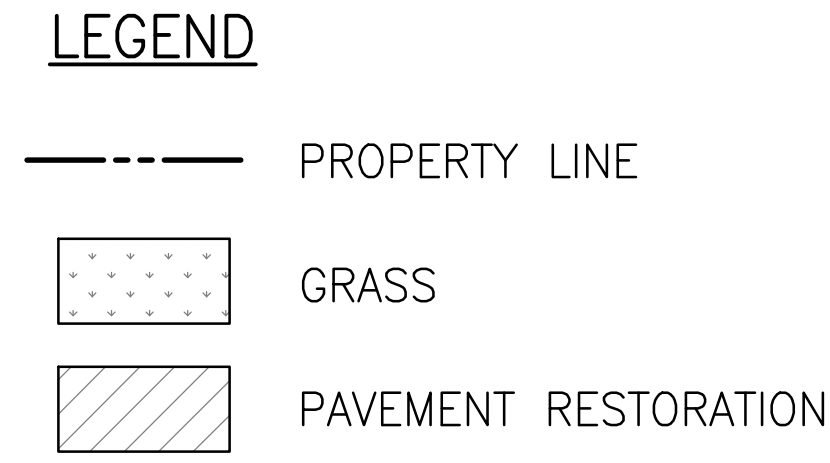
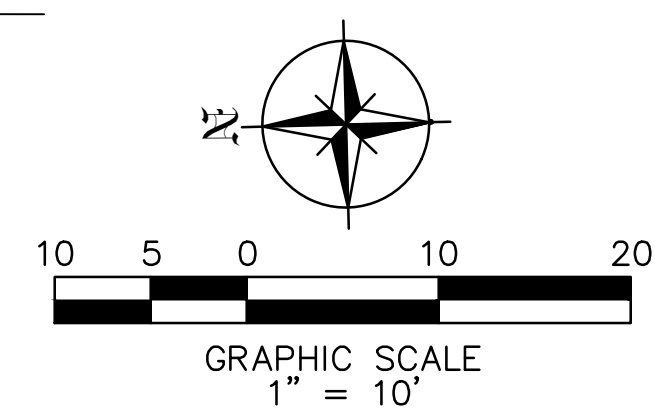
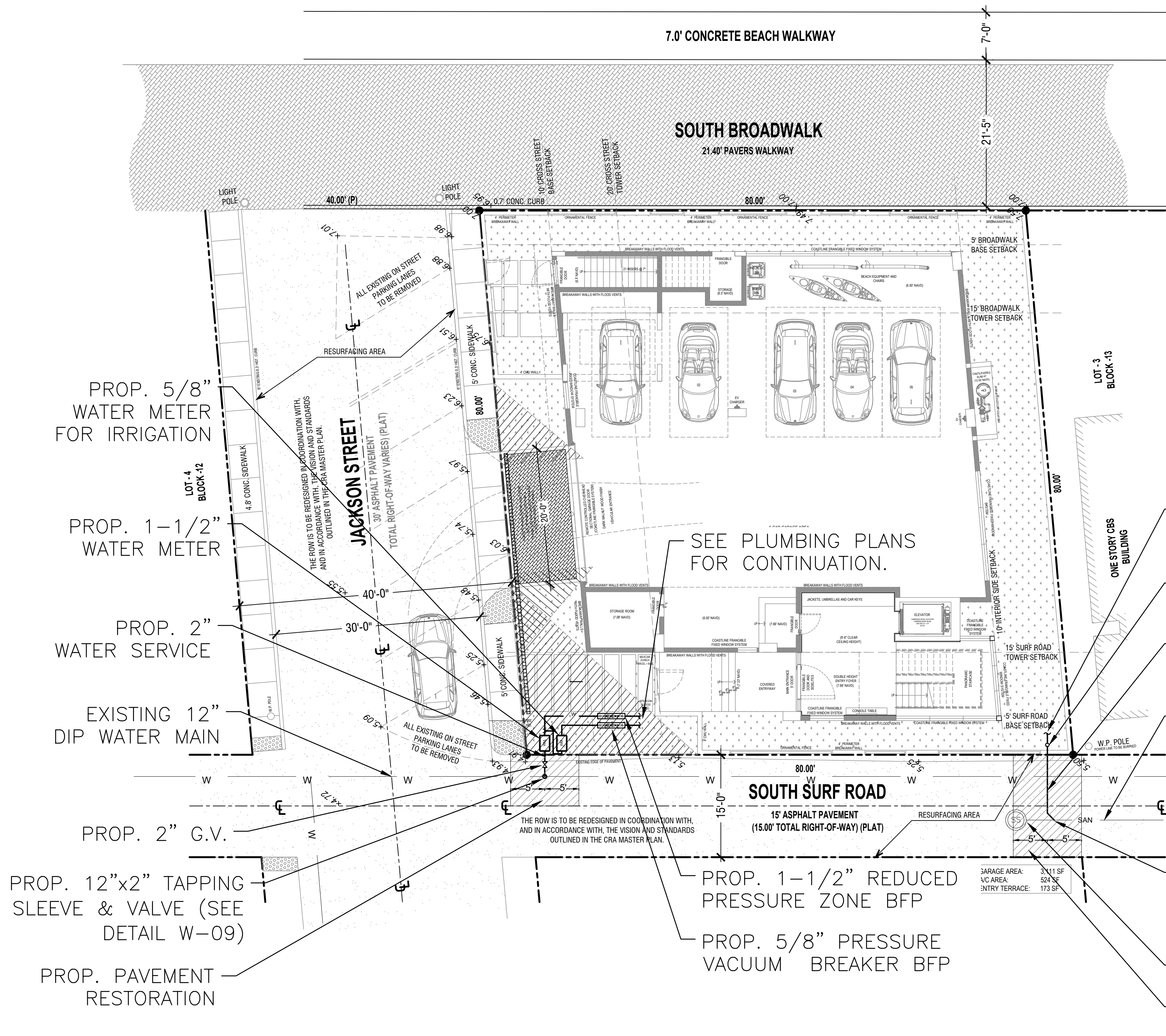
Seal:
 JORGE SZAUER
 FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
 Drawn by: JJANSE
 Revised & Sealed: JORGE M. SZAUER
 Date: SEPTEMBER 2024
 Scale: AS SHOWN
 Job No.:

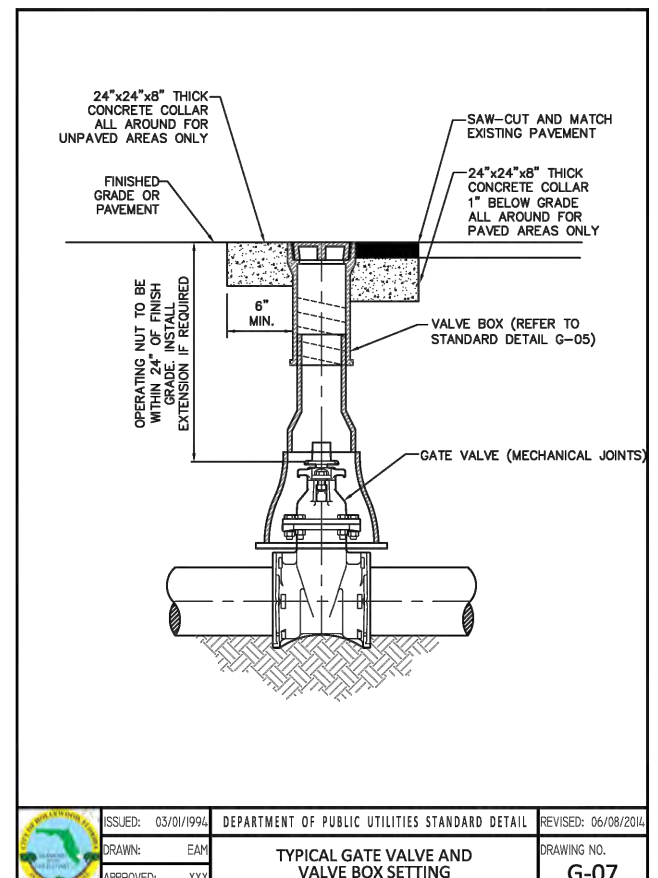
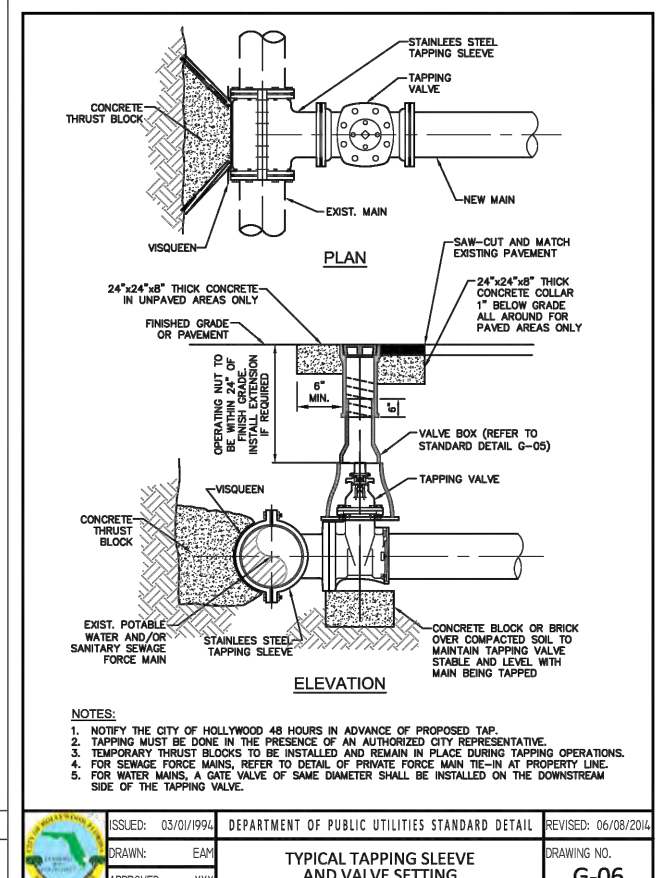
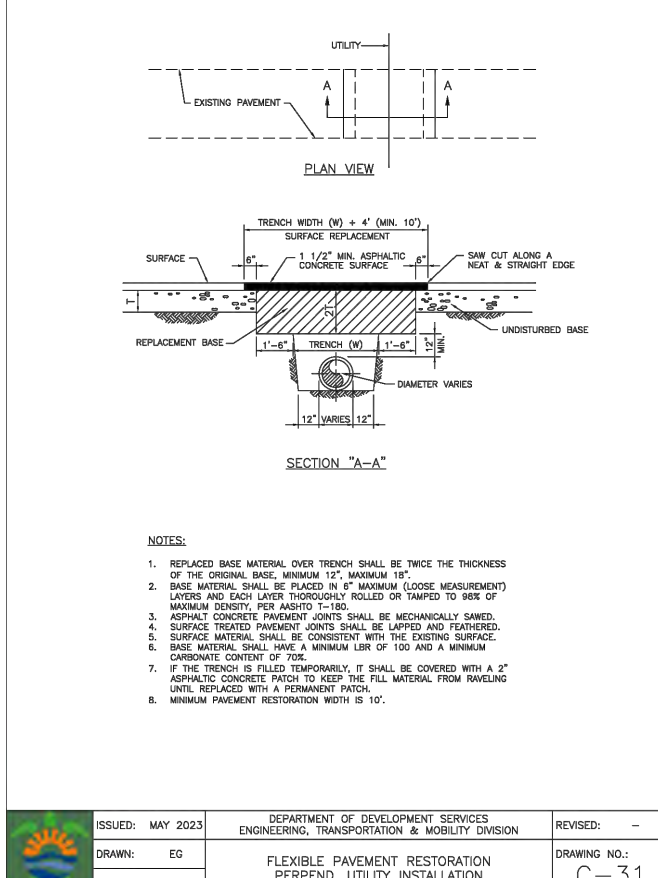
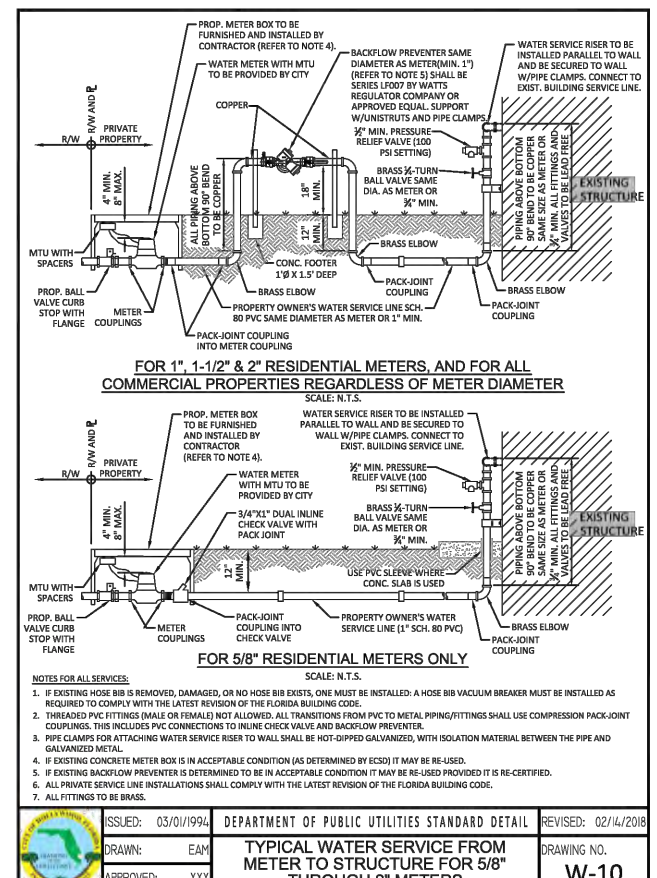
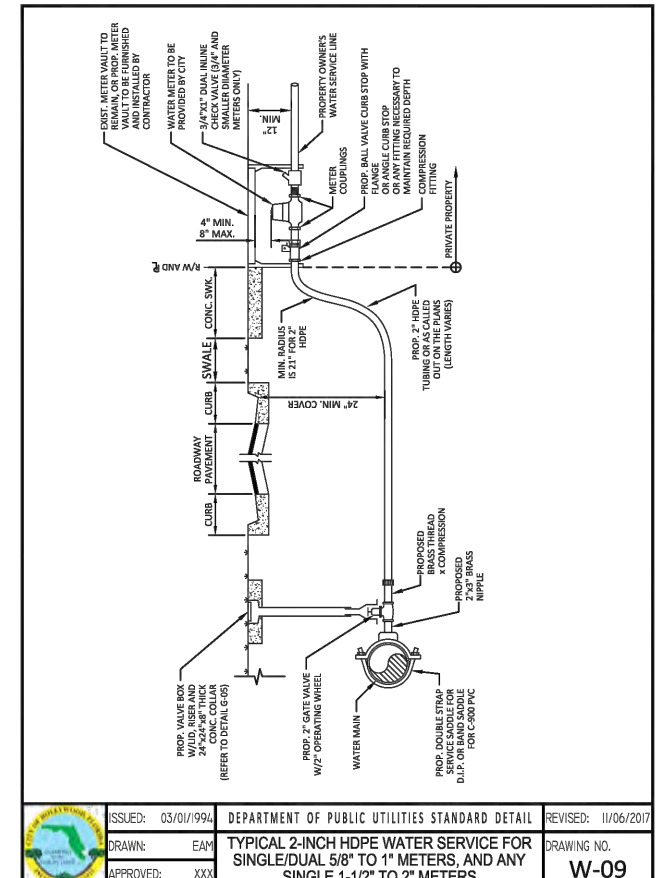
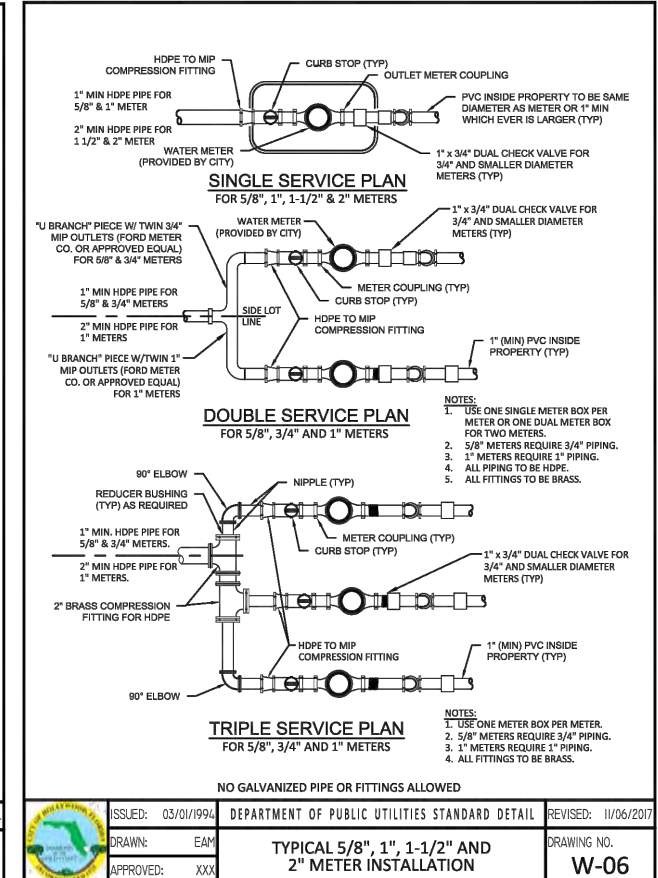
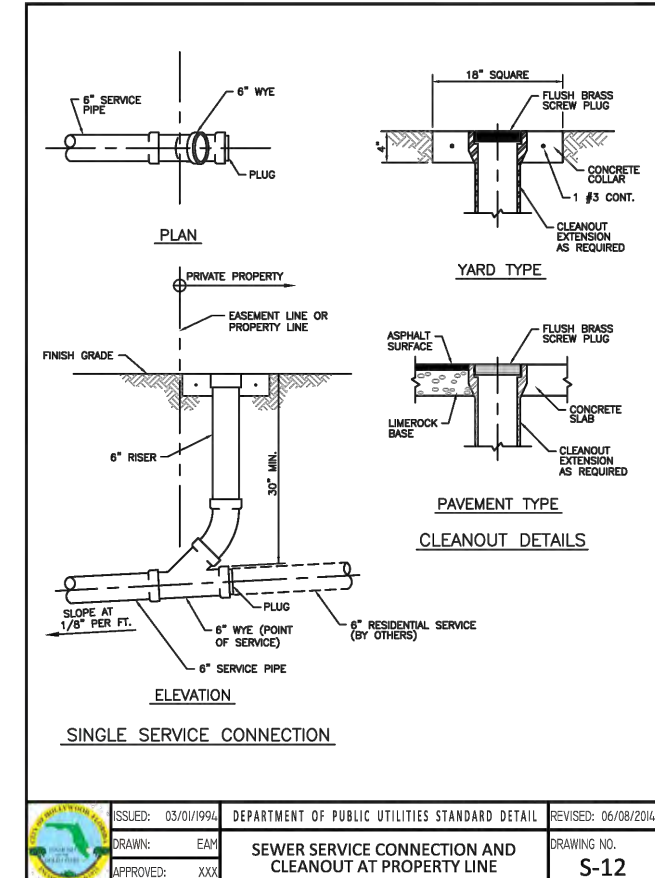
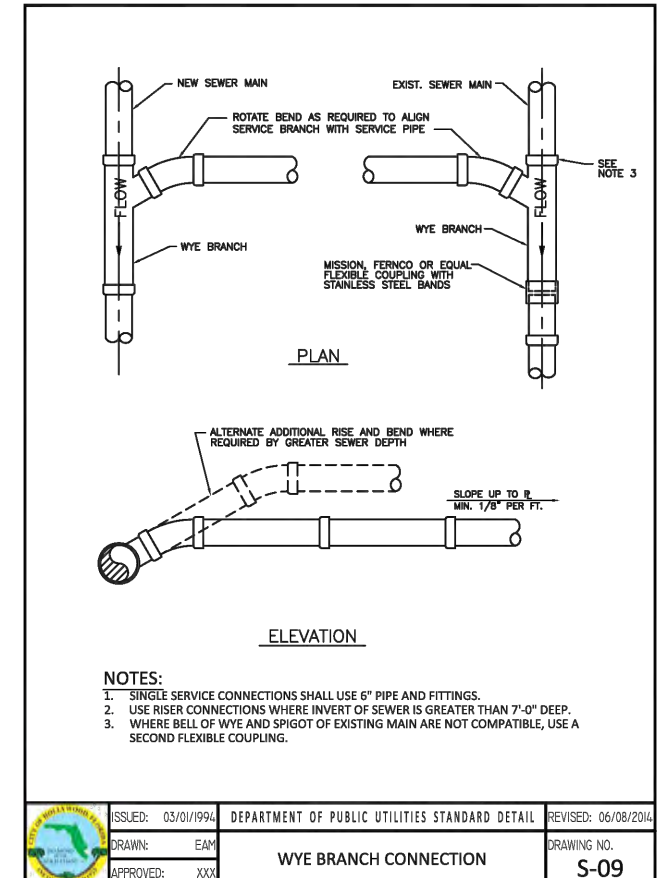
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LOCATION MAP
N.T.S.



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FLEXIBLE PAVEMENT RESTORATION NOTES:

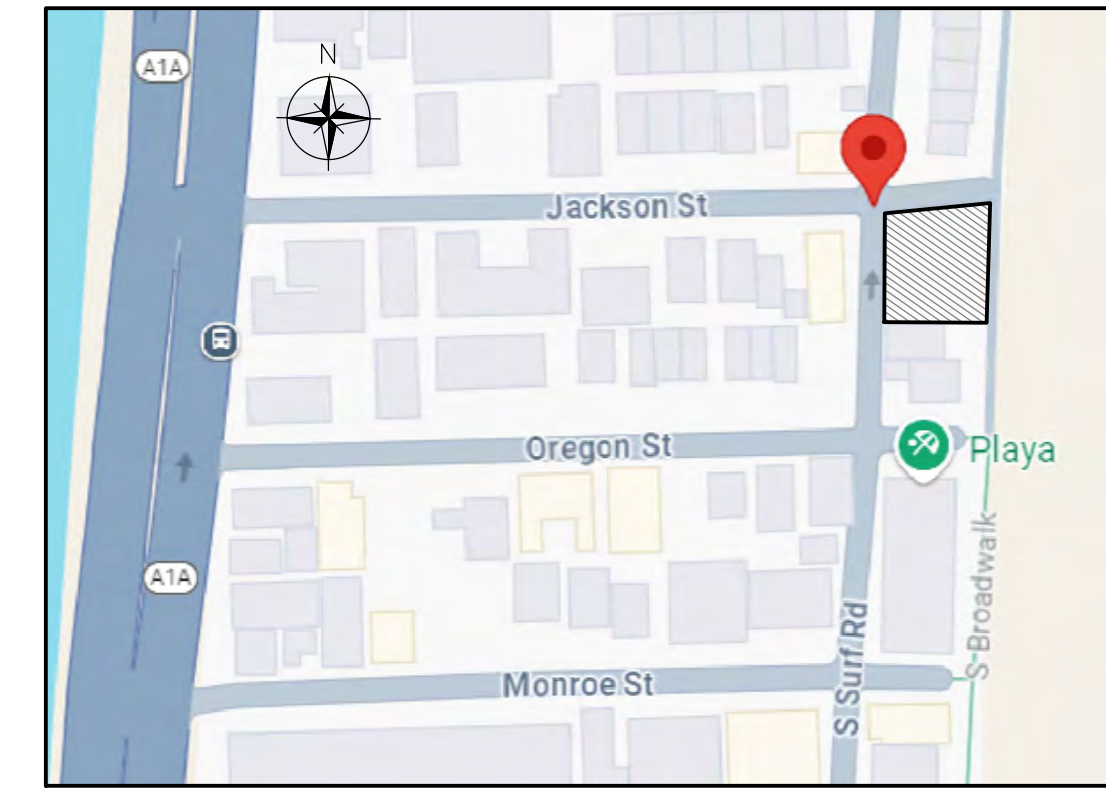
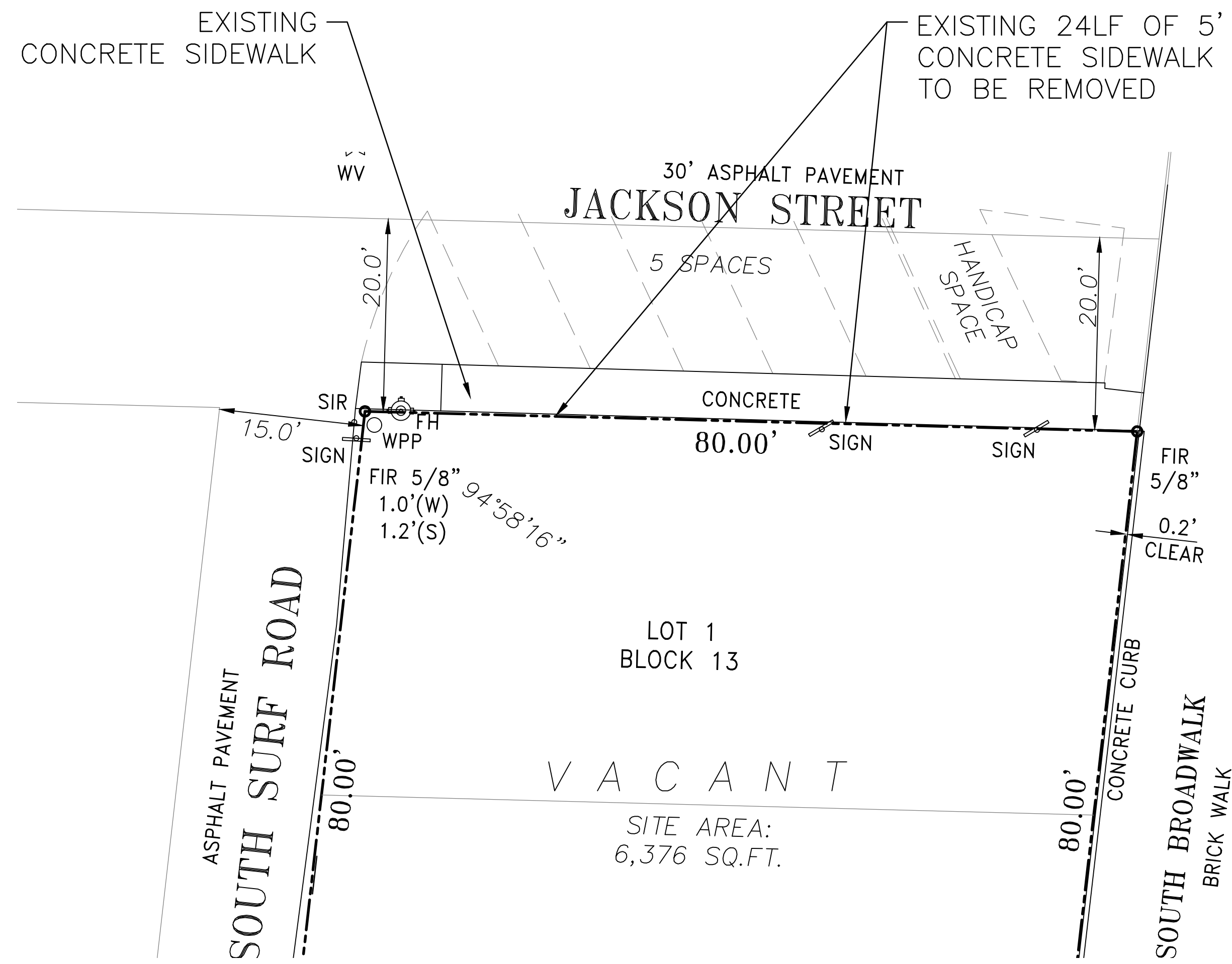
- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT THROUGH CITY OR COUNTY-MAINTAINED ASPHALT. FOR PAVEMENT RESTORATION WITHIN BUSINESS DISTRICTS OR PORT PORTS OF WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AREAS.
- LANDSCAPE BASE MATERIAL SHALL HAVE A MINIMUM 1.5% OF 10 AND A MINIMUM CARBONATE CONTENT OF 70%. REPAIRED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12\"/>

Reviews:

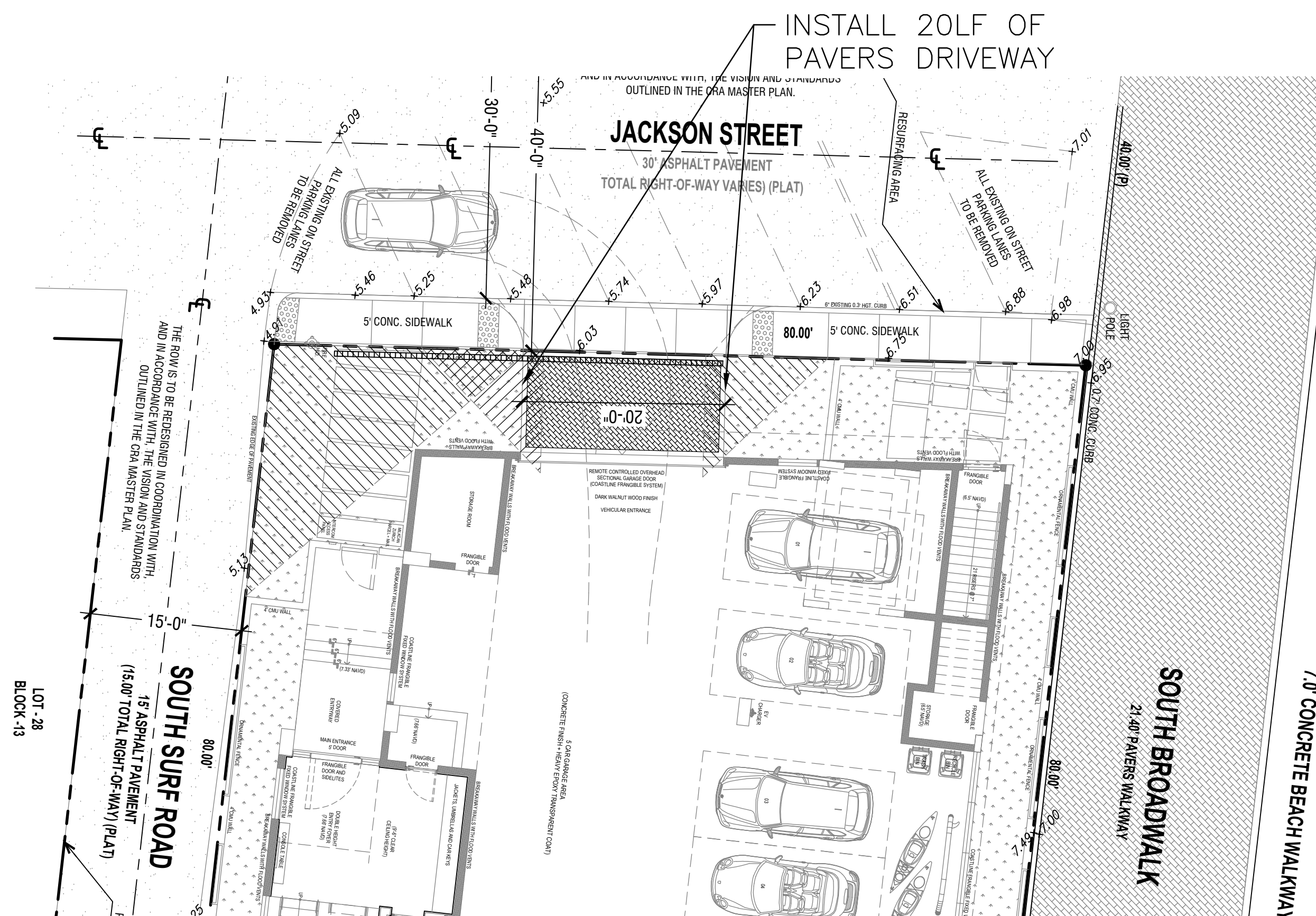
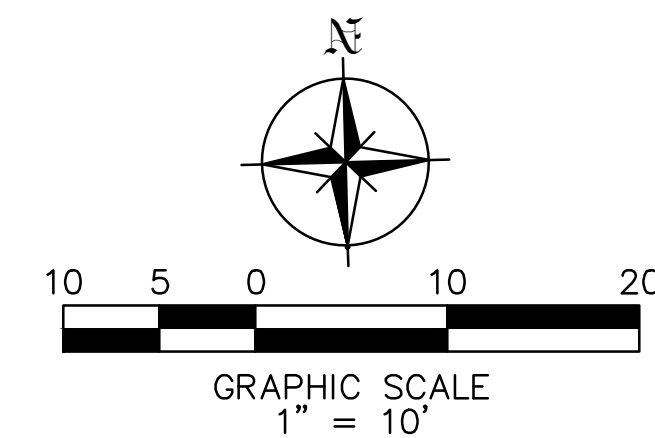
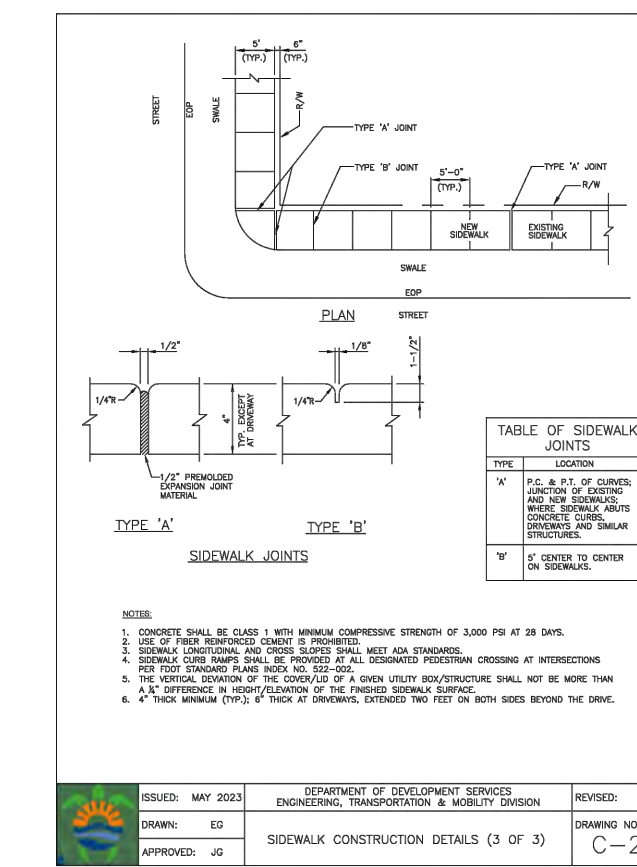
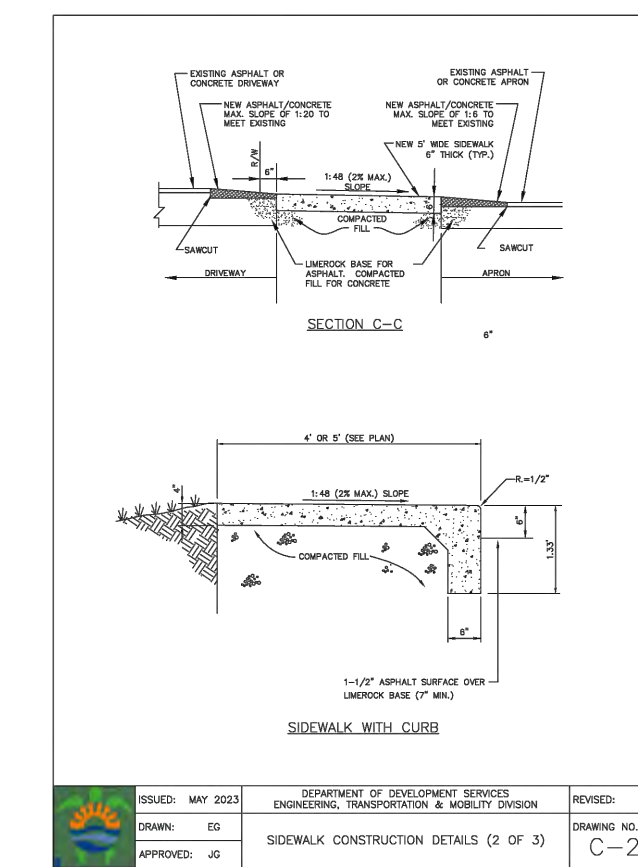
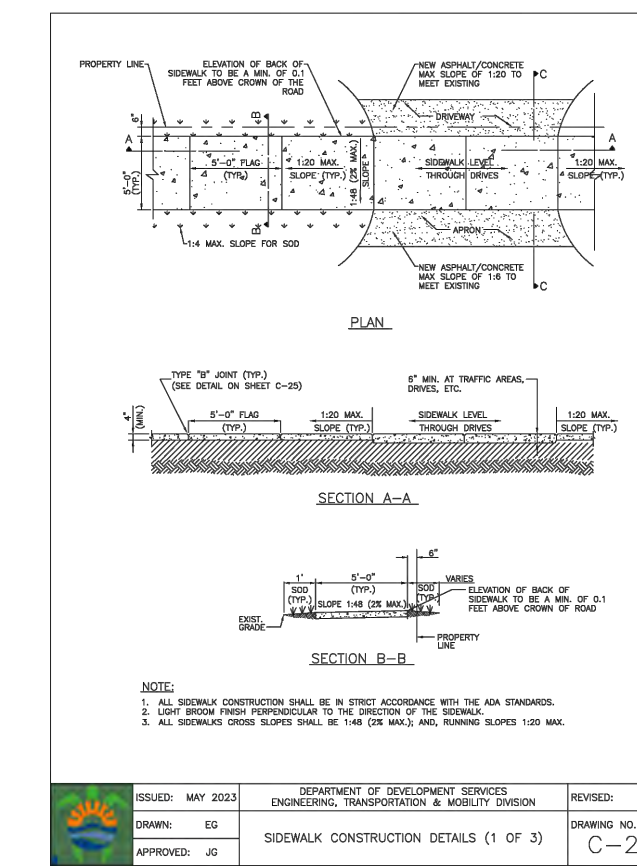
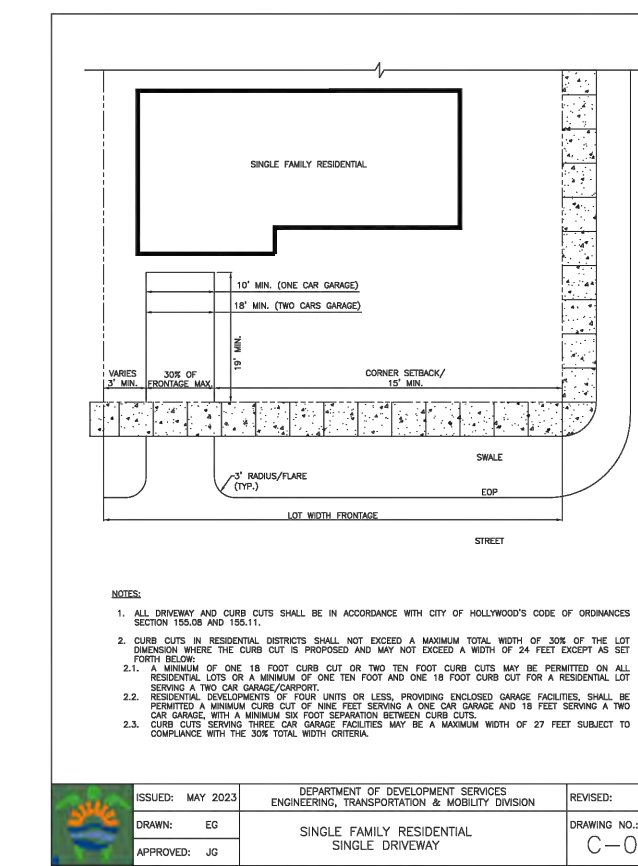
Client: 501 S. SURF RD TRUST
 Project: 501 S SURF RD RESIDENCE
 SOUTH SURF ROAD, HOLLYWOOD, FLORIDA

Plan Description: UTILITIES

Designed by: JORGE M. SZAUER
 Drawn by: JJANSE
 Reviewed & Sealed: JORGE M. SZAUER
 Date: SEPTEMBER 2024
 Scale: AS SHOWN
 Job No.:
 Sheet:



LOCATION MAP
N.T.S.



LEGEND

- PROPERTY LINE
- [Pattern] GRASS

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Szauder Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number: 30129

Reviews:

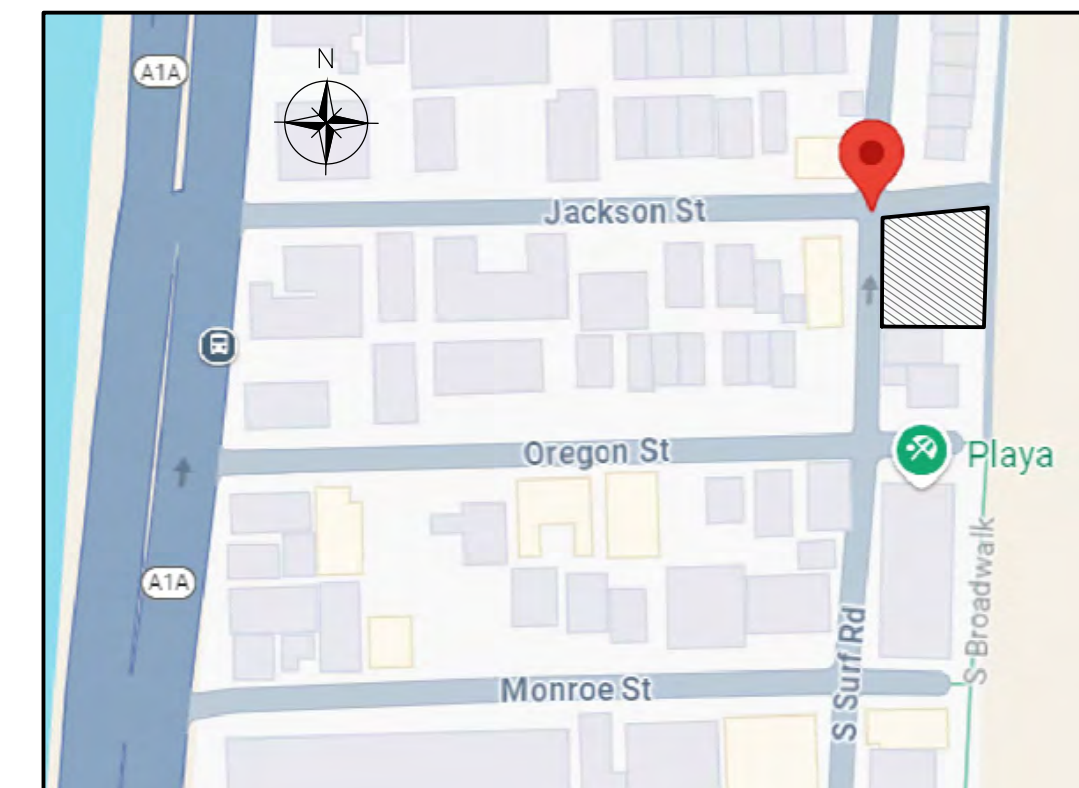
Client: 501 S. SURF RD TRUST
Project: 501 S SURF RD RESIDENCE
SOUTH SURF ROAD, HOLLYWOOD, FLORIDA

Plan Description:
ROADWAY PLAN

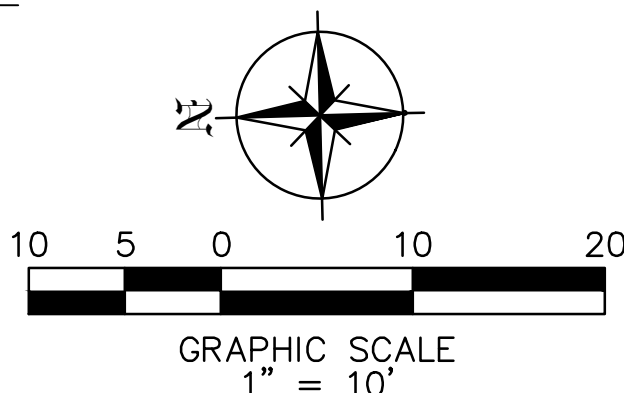
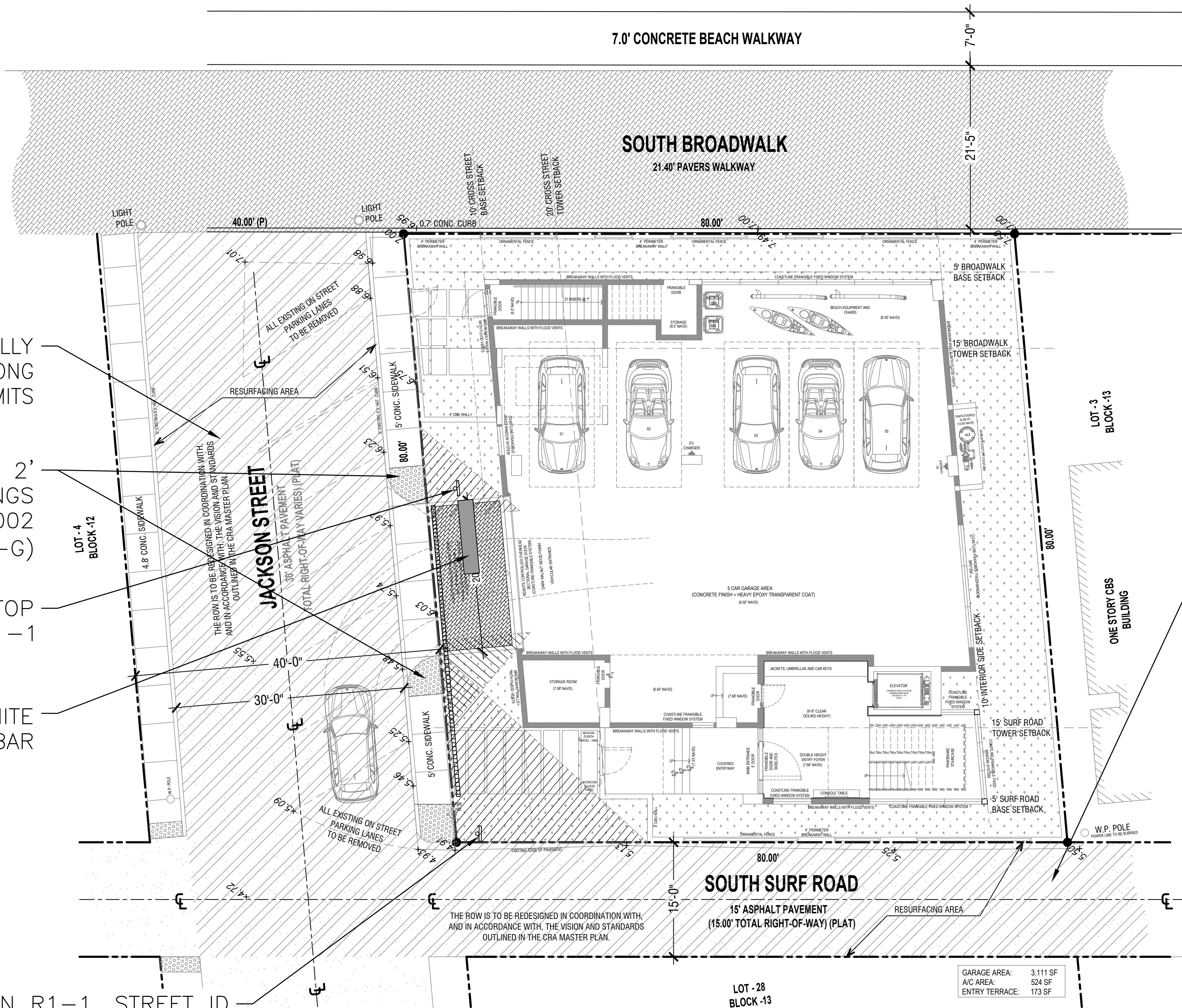
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: JIANSE
Revised & Created: JORGE M. SZAUER
Date: SEPTEMBER 2024
Scale: AS SHOWN
Job No:

Sheet:
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of Sheets



LOCATION MAP
 N.T.S.



JACKSON ST SHALL BE FULLY MILLED & RESURFACED ALONG THE ENTIRE PROPERTY LIMITS

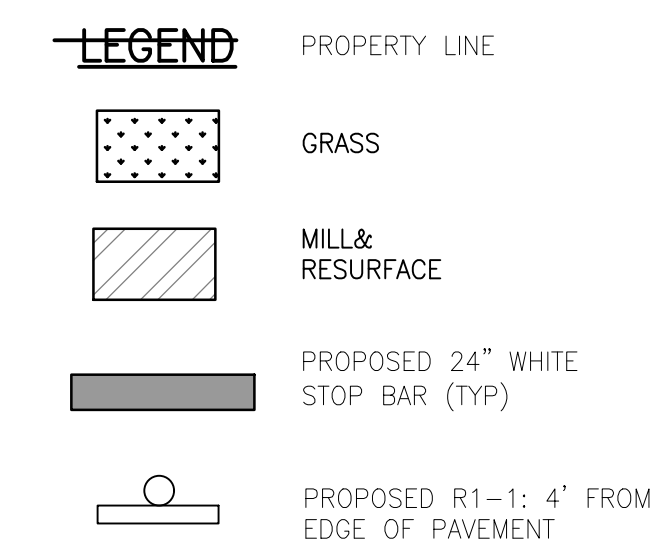
PROP. ADA RAMP W/ 2' DETECTABLE WARNINGS PER FDOT 522-002 (TYPE CR-G)

PROP. STOP SIGN R1-1

PROP. 24" WHITE STOP BAR

EXISTING STOP SIGN R1-1, STREET ID (JACKSON ST), STREET ID (S SURF RD) AND ONE WAY SIGN RELOCATED OUTSIDE ASPHALT PAVEMENT

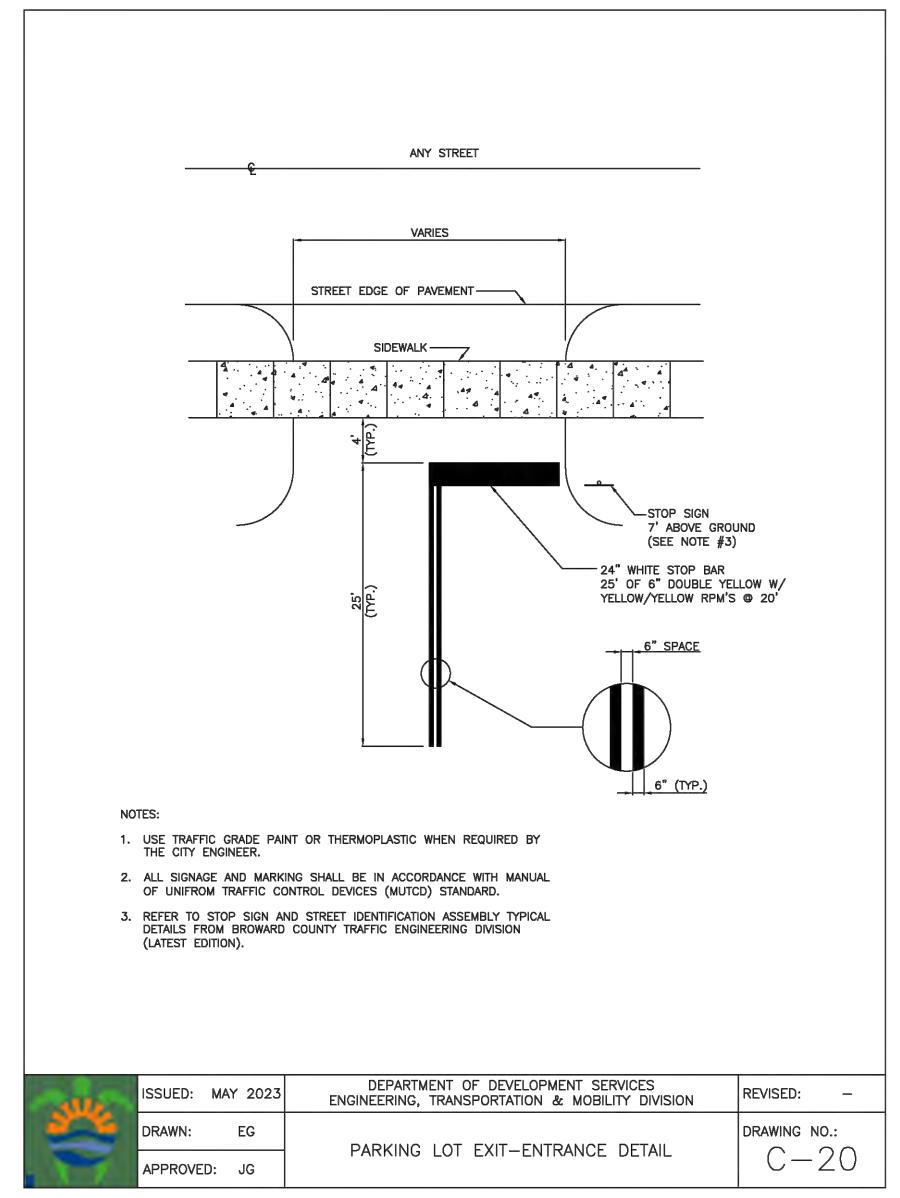
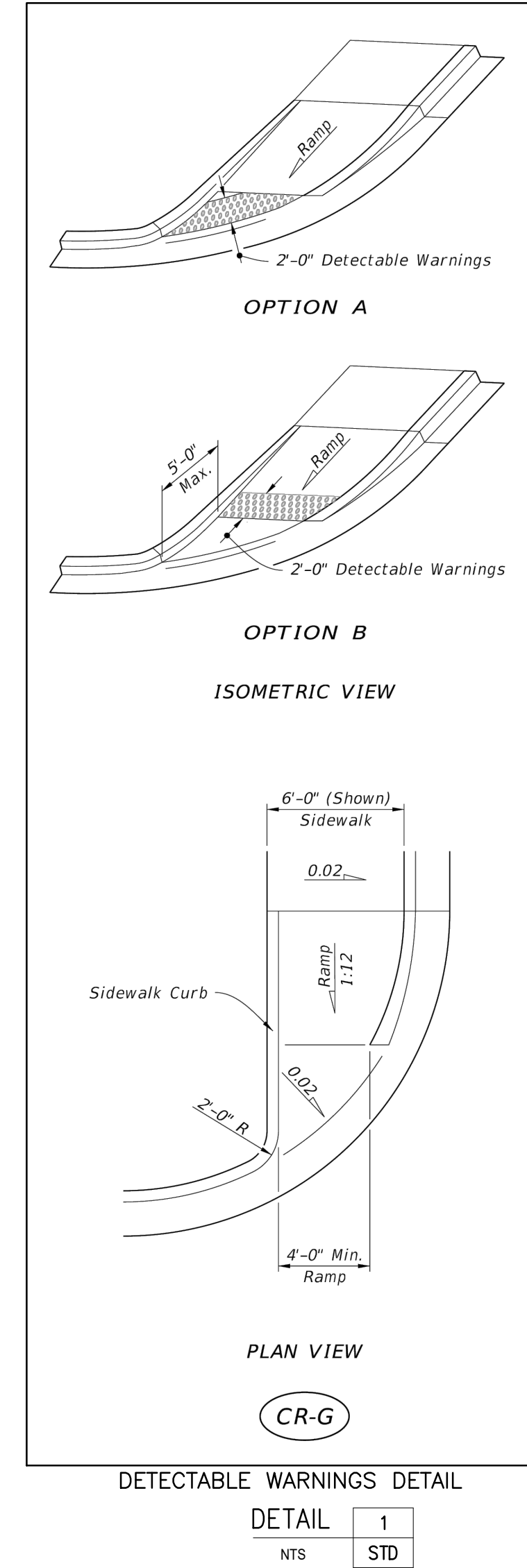
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SOUTH SURF RD SHALL BE FULLY MILLED & RESURFACED ALONG THE ENTIRE PROPERTY LIMITS

NOTE:

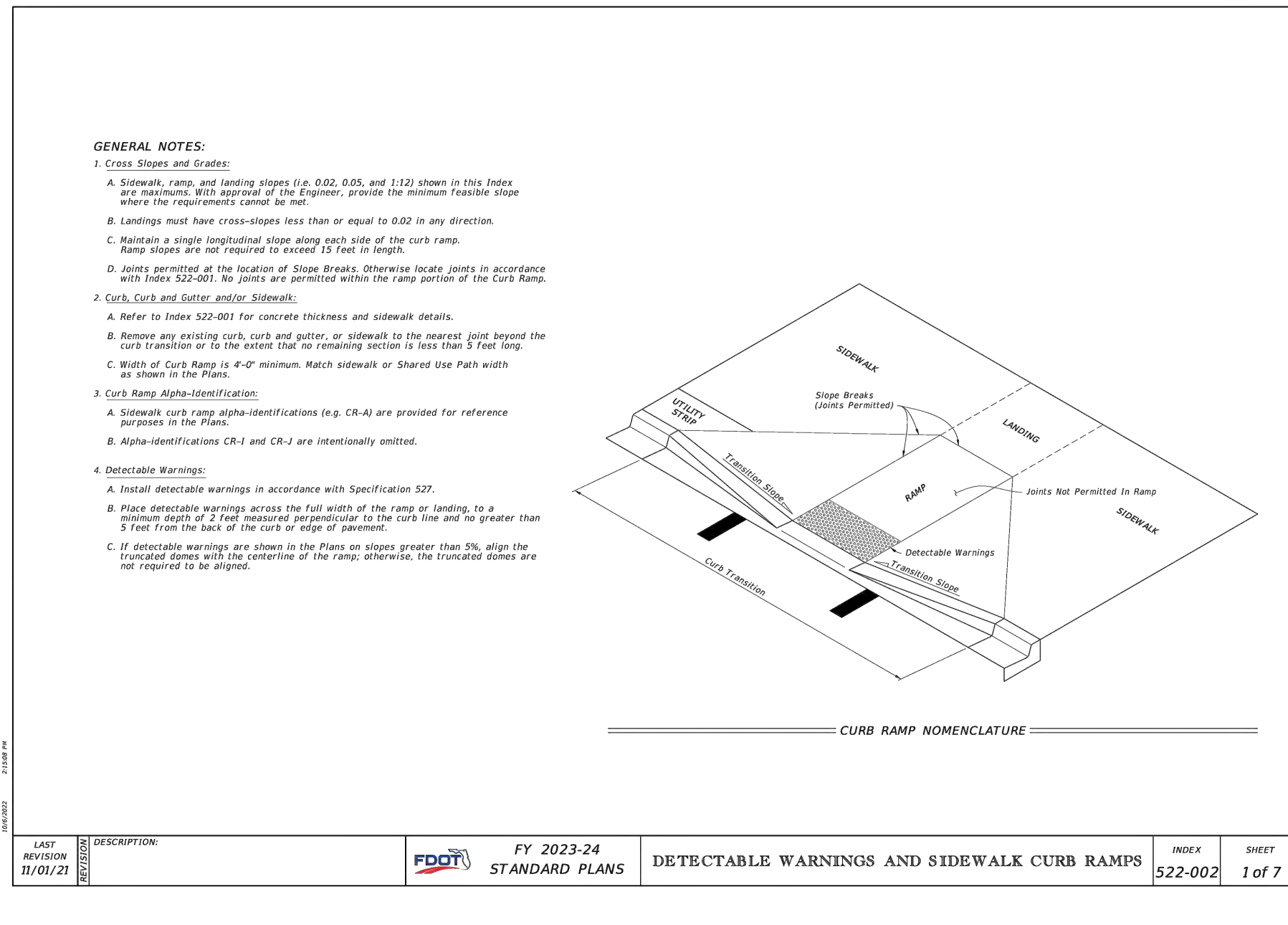
- SOUTH SURF ROAD AND JACKSON ST. SHALL BE FULLY MILLED & RESURFACED MINIMUM 1" ALONG THE ENTIRE PROPERTY
- ROW PAVEMENT MARKING SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER PER BROWARD COUNTY PW DEPARTMENT TRAFFIC ENGINEERING DIVISION



STANDARD PARKING GEOMETRICS

ROW	A	B	C	D	E	F	G	H
30'	15.0'	12.0'	18.0'	12.0'	20.0'	12.0'	12.0'	30.0'
30'	17'	12.5'	18'	14.5'	12.4'	12.4'	12.4'	30.0'
40'	18.0'	13.0'	18.0'	15'	20.4'	12.4'	12.4'	40.0'
40'	19.0'	13.5'	18.5'	15.5'	20.8'	12.4'	12.4'	40.0'
50'	19.0'	13.5'	20.0'	16.0'	21.8'	12.4'	12.4'	50.0'
60'	19.0'	13.5'	21.0'	16.4'	22.8'	12.4'	12.4'	60.0'
80'	19.0'	13.5'	24.0'	17.0'	26.0'	12.4'	12.4'	80.0'
100'	19.0'	13.5'	27.0'	17.6'	29.2'	12.4'	12.4'	100.0'

STANDARD SIGN: 6.8" x 14" (PRINTED) 8.4" x 14" (ACCESSIBLE) SPACE: 12" x 14" WITH 4" ACCESSIBLE CLEARANCE MARKED. PARALLEL PARKING: 8' x 18' (SEE PLANNING) NOT FOR LIGHT POLES. SIGNAGE: SIGNAGE SHALL BE 18" HIGH AND NOT TO EXCEED 18" HIGH. SIGNAGE WITH NO PROPERTY LINE IS NOT TO EXCEED 18" HIGH.



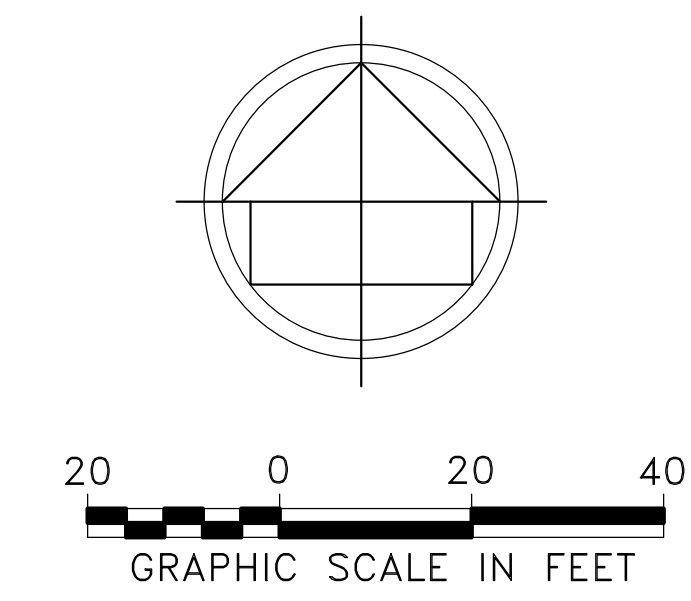
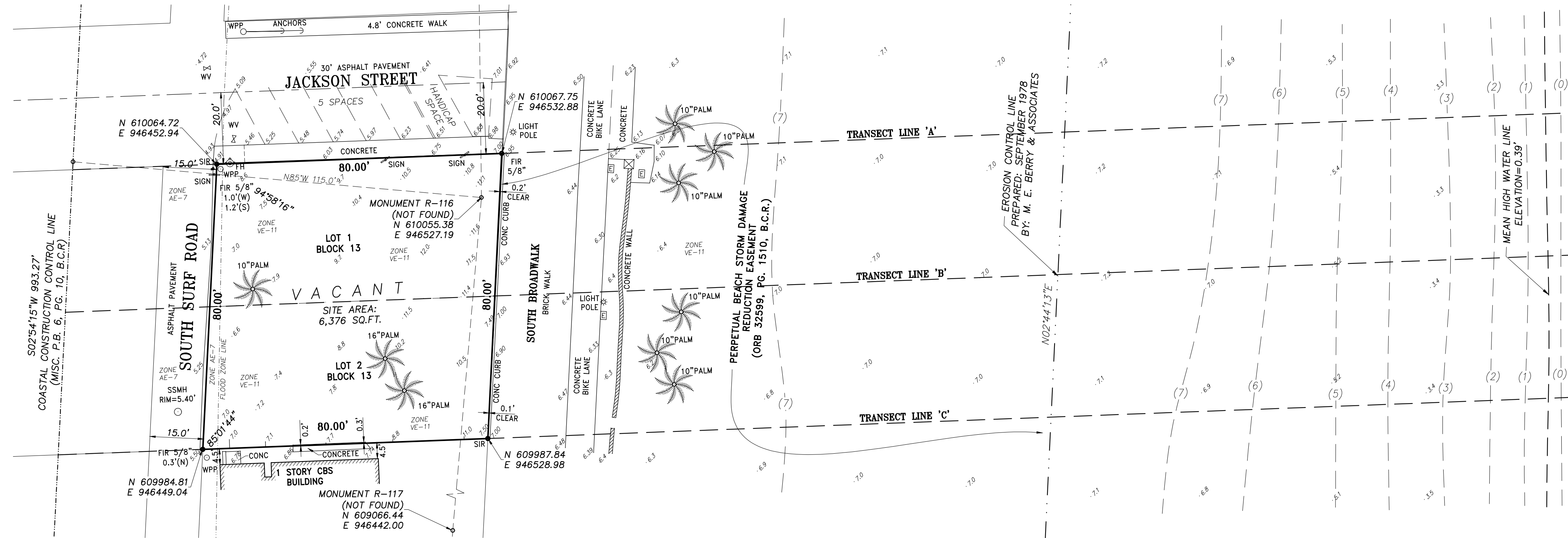
Reviews:

Client: 501 S. SURF RD TRUST
 Project: 501 S SURF RD RESIDENCE
 SOUTH SURF ROAD, HOLLWOOD, FLORIDA

Plan Description: PAVEMENT MARKINGS AND SIGNAGE PLAN

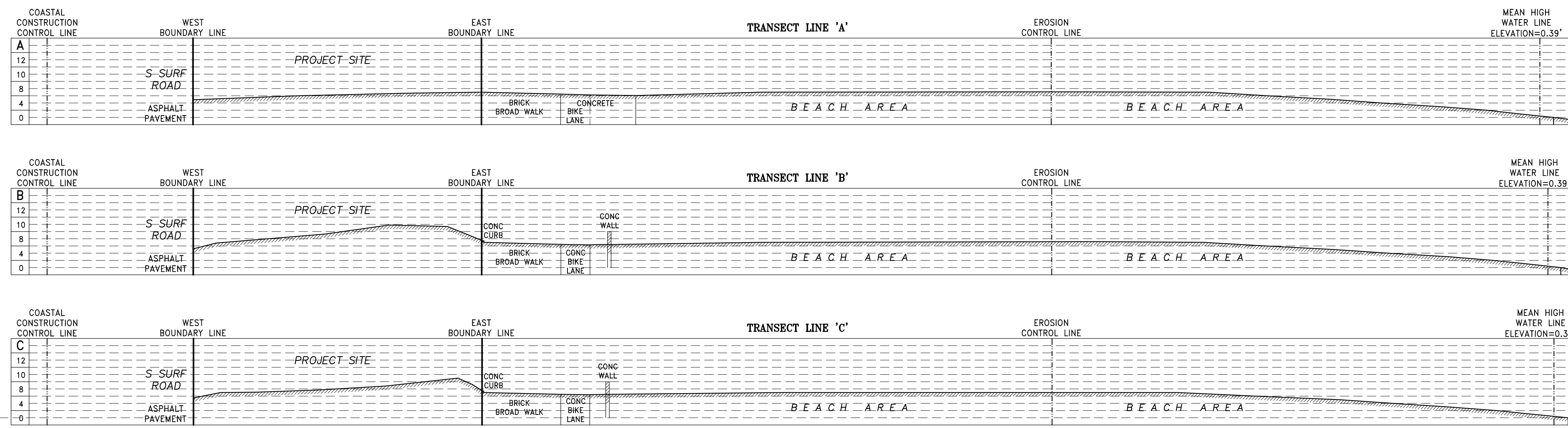
Seal: JORGE SZAUER
 FLA. REG. P.E. # 62579
 Designed by: JORGE M. SZAUER
 Drawn by: JJANSE
 Revised & Sealed: JORGE M. SZAUER
 Date: SEPTEMBER 2024
 Scale: AS SHOWN
 Job No.:
 Sheet: C-06

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

LAND DESCRIPTION:
 LOTS 1 AND 2, BLOCK 13 OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588J
ZONE	AE/VE
BASE FLOOD ELEVATION	7 & 11
EFFECTIVE DATE	07/31/24

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WP	WOOD POWER POLE
0.00	ELEVATIONS
NTS	NOT TO SCALE
CCCL	COASTAL CONSTRUCTION CONTROL LINE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

REVIEW OF SCHEDULE B-II

- ITEM# 7. RESERVATIONS AS SET FORTH ON THE PLAT OF HOLLYWOOD BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- ITEM# 8. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32599, PAGE 1510, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECT/PLOTTED)
- ITEM# 9. RESOLUTION NO. 06-H-108 RECORDED IN OFFICIAL RECORDS BOOK 43442, PAGE 1499 AND IN OFFICIAL RECORDS BOOK 44133, PAGE 758, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #3103 ELEVATION = 3.22' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO SOUTH SURF ROAD, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 27, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 24051600 WITH A COMMITMENT EFFECTIVE DATE OF APRIL 30, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

STATE PLANE COORDINATE INFORMATION

- (a) PROJECTION: UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.
- (b) DATUM: THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2011 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2011)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- (c) METHODOLOGY: COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE "L-NET" ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE "L-NET" NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.
- (d) ESTIMATED ACCURACIES: HORIZONTAL ACCURACIES TO 0.04' VERTICAL ACCURACIES TO 0.07'

CERTIFIED TO:

LAW OFFICE OF KIMBERLY A ABRAMS & ASSOCIATES, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 MELISSA M. GROSSMAN AS TRUSTEE UNDER THE 501 S SURF RD TRUST DATED THE 20TH DAY OF JUNE, 2024.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 05, 2024.

Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766
 EMAIL: OFFICE@CSASURVEY.NET

CLIENT:
 501 S. SURF RD TRUST

SOUTH SURF ROAD
 HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	06/04/24	SKETCH	JD	REC
ADDED CCCL INFORMATION	06/21/24	SKETCH	JD	REC
ALTA/NSPS LAND TITLE SURVEY	07/24/24	-----	AM	REC
ADDED TREES AND BEACH TOPO	09/05/24	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 10237-24
 SCALE: 1" = 20'

SHEET
 1
 OF
 1
 SHEET

Project ID.: 501 Surf Rd Beach House
Engineer: Jorge M. Szauer, P.E.
Client: Kaller Arch
Date: 9/16/2024

Surface Water Management Calculations for 501 Surf Rd

Proposed is the construction of a Single Family residential building on a 0.14 acre site. The proposed surface water management system will consist of inlets, culverts and exfiltration trench. Required water quality treatment will be provided within the proposed exfiltration trench system.

SITE DATA

The site is located South of Jackson Street between S Surf Road and S Boardwalk in Hollywood, Florida, Broward County. The project consists of a 0.14 acre single family residential building. The existing land uses surrounding the site are residential to the North, South, East and West.

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site	Proposed Site
Total Area:	0.14 ac	0.14 ac
Roof Area:	0.00 ac	0.02 ac
Impervious Area:	0.00 ac	0.08 ac
Pervious Area:	0.14 ac	0.04 ac

Wet season water table elevation = 2.5' NAVD (based on the County's future conditions wet season water table elevation map)

Design Storm Rainfall Amount (see SFWMD Rainfall Curves attached)

Roads (10-year, 1-day) = 8 Inches

Design (25-year, 3-day) = 13 inches

Finish Floor (100-year, 3-day) = 16 inches

DESIGN CRITERIA

The proposed stormwater retention system has been design to retain the 25-year, 3-day storm runoff volume per code requirements. A drainage well is proposed to handle the stormwater runoff for the 25-year, 3-day and 100-year, 3-day storm events.

FEMA flood zone AE (11)

Broward County Future Conditions 100-year flood elevation = 7.0' NAVD

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious

2.5 inches times the percent impervious controls over the first inch of runoff over the entire site

2.5 inches times the percent impervious = 0.02 ac-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) has been calculated to be 8.17 inches over the entire site for the existing site conditions and 1.88 inches for the site proposed conditions (see soil storage calculations attached)

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 2.5 FT NAVD

Average Finished Grade for Trench Purposes 6.0 FT NAVD

Exfiltration Trench Length = $FS[(\%WQ)(Vwq)+Vadd/(K(H2*W + 2*H2*Du - Du^2 + 2*H2*Ds)+(1.39E-4*W*Du))]$

L= 30 Ft - Length of trench required (60 LF provided)

%WQ= 75%

Vwq= 0.24 ac-in

Vadd= 0.28 Acre-inch - Volume treated

W= 4 Ft - Trench Width

K= 7.58E-04 CFS/FT²-Ft. Head - Hydraulic Conductivity

H2= 3.5 Ft - Depth to Water Table

Du= 2.5 Ft - Non-Saturated Trench Depth

Ds= 2 Ft - Saturated Trench Depth

FS= 2

This item has been digitally signed and sealed by Jorge Szauer, PE. On February 11, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SITE STAGE STORAGE

Stage (ft NAVD)	Existing Stage Storage (ac-ft)			Proposed Stage Storage (ac-ft)			
	Pervious (ac-ft)	Impervious (ac-ft)	Total (ac-ft)	Pervious (ac-ft)	Impervious (ac-ft)	Exfiltration Trench (ac-ft)	Total (ac-ft)
6.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04
6.50	0.00	0.00	0.00	0.02	0.02	0.04	0.08
7.00	0.00	0.00	0.00	0.04	0.06	0.04	0.14
7.50	0.00	0.00	0.00	0.06	0.10	0.04	0.20
8.00	0.02	0.00	0.02	0.08	0.14	0.04	0.26
8.50	0.04	0.00	0.04	0.10	0.18	0.04	0.32
9.00	0.07	0.00	0.07	0.12	0.22	0.04	0.38
9.50	0.11	0.00	0.11	0.14	0.26	0.04	0.44
10.00	0.16	0.00	0.16	0.16	0.30	0.04	0.50

RUNOFF CALCULATIONS

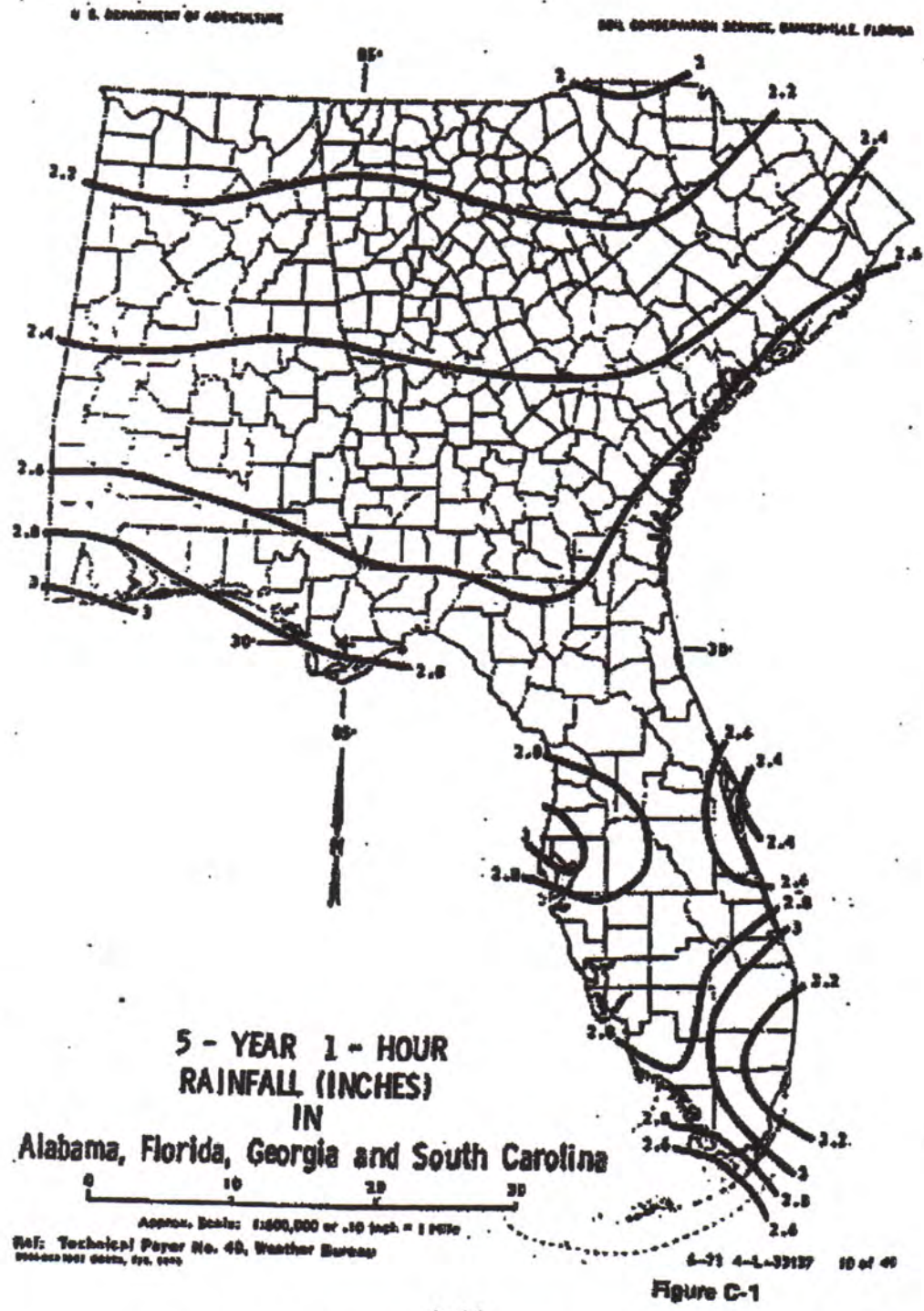
$$Q=(P-0.2S)^2/(P+0.8S)$$

Design Frequency	Precipitation P (in)	Existing Conditions				Proposed Conditions			
		Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Peak Stage (NAVD)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Peak Stage (NAVD)
10y-1d	8.00	8.17	2.79	0.03	8.34	1.88	5.75	0.07	6.42
25y-3d	13.00	8.17	6.61	0.08	9.10	1.88	10.56	0.12	6.92
100y-3d	16.00	8.17	9.16	0.11	9.47	1.88	13.50	0.16	7.21

Proposed FFE 12.0

EXHIBITS

Appendix C: Isohyetal Maps
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day
Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.



A-11
FIGURE 3 - SFWMD RAINFALL 5YR, 1 HR

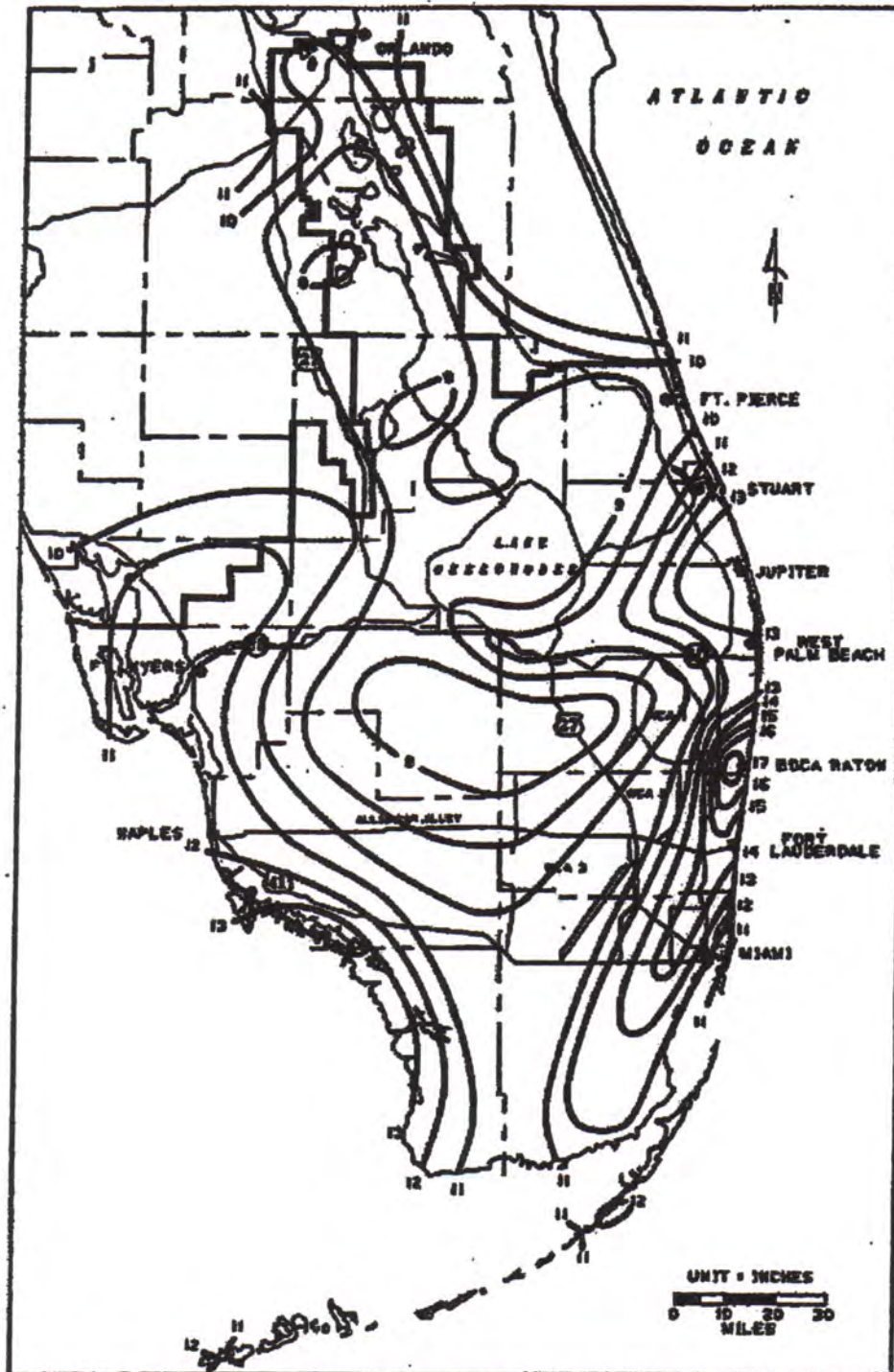


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

FIGURE 4 - SFWMD RAINFALL 25YR, 3 DAY

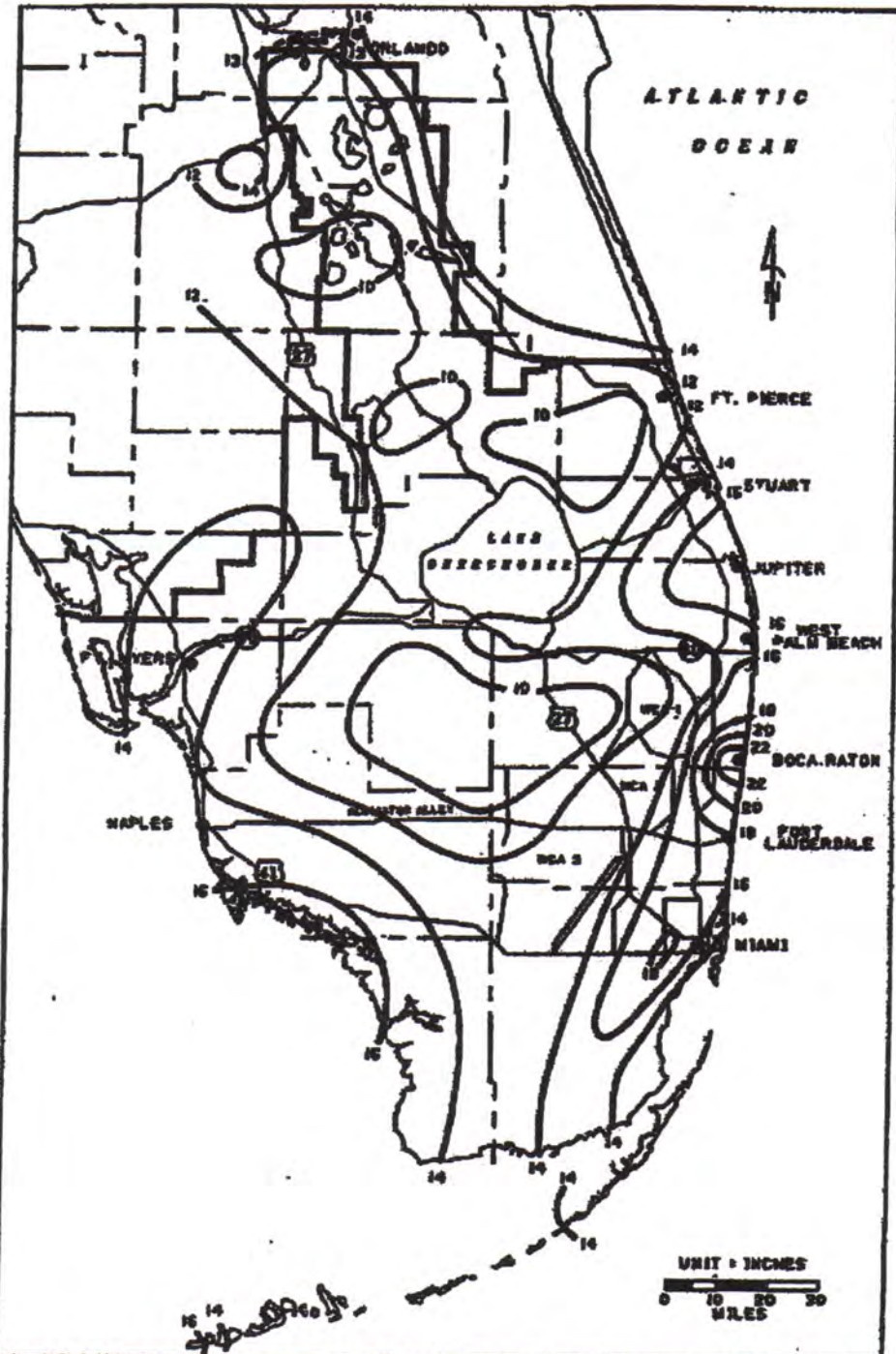


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

FIGURE 5 SFWMD RAINFALL 100YR, 3 DAY

Water Quality Calculation

2.5" * % Impervious vs. 1" over site

Kantesaria

Date: 16-Sep-24

Input data in boxes below:

Total Area:	<input type="text" value="0.14"/>	acre
Lake & WL:	<input type="text" value="0.00"/>	"
Roof:	<input type="text" value="0.02"/>	"
Pervious Area:	<input type="text" value="0.04"/>	"

2.5 Inch * % Impervious:

$$\text{Vol} = 2.5 / 12 * (\text{Total} - \text{lakes}) * (\text{Total} - \text{roof} - \text{lake} - \text{pervious}) / (\text{Total} - \text{roof} - \text{lake})$$

$$\% \text{ Impervious} = (\text{Total} - \text{roof} - \text{lake} - \text{pervious}) / (\text{Total} - \text{roof} - \text{lake})$$

$$\text{Treatment Vol} = 2.5" / 12 * (\text{Total} - \text{lake}) * (\% \text{ Impervious})$$

$$\% \text{ Impervious} = 66.67\%$$

$$\text{Treatment Vol} = \underline{0.02} \text{ ac-ft}$$

OR:

1" Over Entire Site:

$$\text{Total Area} = 0.14 \text{ acre}$$

$$\text{Treatment Vol} = \underline{0.01} \text{ ac-ft}$$

The required water quality volume is based on: 2.5 X % Imperv. Area

The required water quality volume is: 0.02 acre-feet

Comments:

Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

Project: **501 S Surf Rd**

Date: **16-Sep-24**

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **2.5** ft NAVD
 Total Impervious area (see note below): **0.000** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NGVD)	High Elevation of Ground Surface (ft NGVD)	Calculated Avg. Ground Surface Elvation (ft NGVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Perv	0.140	7.0	11.0	9.00	6.50	10.900	0.127	y	0.095	Compacted Soil
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.140	<- total pervious area							0.095	<- ac-ft (Total)

Calculated Composite Soil Storage: 8.175 inches CN = 1000/(S+10) = 55.0

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

[Click here for Directions:](#)

Site Storage Calculation

Project Name: *501 S Surf Rd*

Date: *16-Sep-24*

User: *enter*

Minimum Stage: *6.000* feet, NAVD

Incremental Stage: *0.500* feet



Area Number	1		2	3	4	5	Total Area	
Area Description	<i>Green</i>							
Area (acres)	<i>0.140</i>						0.14 ac	
Area (ft^2)	6.10E+03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00		
Low Elv.	<i>7.000</i>							
High Elv.	<i>11.000</i>							
Stage (ft, NAVD)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Stage (ft, NAVD)	Total Storage
6.000	0.00	0.00	0.00	0.00	0.00	0.00	6.00	0.00
6.500	0.00	0.00	0.00	0.00	0.00	0.00	6.50	0.00
7.000	0.00	0.00	0.00	0.00	0.00	0.00	7.00	0.00
7.500	0.00	0.00	0.00	0.00	0.00	0.00	7.50	0.00
8.000	0.02	0.00	0.00	0.00	0.00	0.00	8.00	0.02
8.500	0.04	0.00	0.00	0.00	0.00	0.00	8.50	0.04
9.000	0.07	0.00	0.00	0.00	0.00	0.00	9.00	0.07
9.500	0.11	0.00	0.00	0.00	0.00	0.00	9.50	0.11
10.000	0.16	0.00	0.00	0.00	0.00	0.00	10.00	0.16
10.500	0.21	0.00	0.00	0.00	0.00	0.00	10.50	0.21
11.000	0.28	0.00	0.00	0.00	0.00	0.00	11.00	0.28
11.500	0.35	0.00	0.00	0.00	0.00	0.00	11.50	0.35
12.000	0.42	0.00	0.00	0.00	0.00	0.00	12.00	0.42
12.500	0.49	0.00	0.00	0.00	0.00	0.00	12.50	0.49
13.000	0.56	0.00	0.00	0.00	0.00	0.00	13.00	0.56
13.500	0.63	0.00	0.00	0.00	0.00	0.00	13.50	0.63

SCS Runoff Equation:

501 S Surf Rd

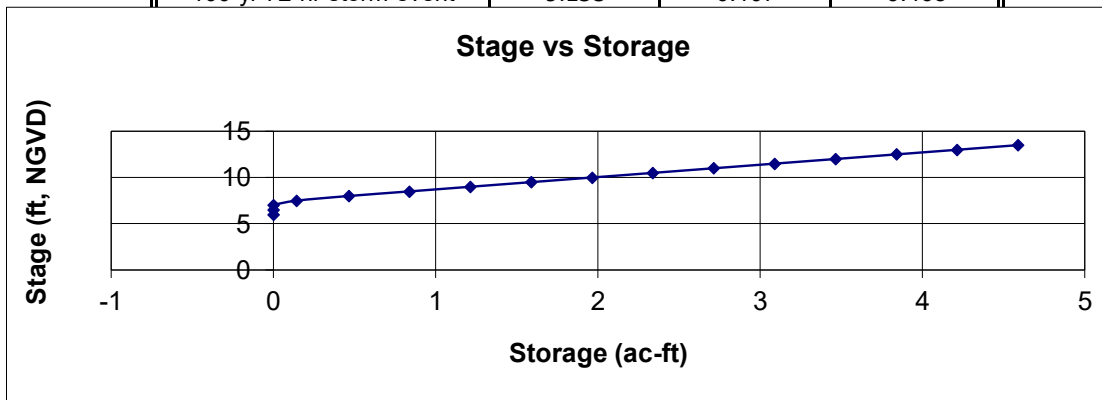
Rainfall & Basin Information:

Total Site Area (including buildings):	0.140	acres
Composite Soil Storage:	8.17	inches
5-yr 1-hr storm event:	3.28	inches
10-yr 24-hr storm event	8.00	inches
		inches
25-yr 72-hr storm event	13.00	inches
100-yr 72-hr storm event	16.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

$$\text{Runoff (inches)} = (P - 0.2S)^2 / (P + 0.8S)$$

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
5-yr 1-hr storm event:	0.276	0.003	7.368
10-yr 24-hr storm event	2.788	0.033	8.343
0	0.409	0.005	7.515
25-yr 72-hr storm event	6.613	0.077	9.091
100-yr 72-hr storm event	9.158	0.107	9.468



Soil Type: Coastal Soils; Sandy (1)

Soil Storage Calculation

Project: **501 S Surf Rd**

Date: **16-Sep-24**

DWT	S (inches)
0	0
1	0.6
2	2.5
3	6.6
4	10.9

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **2.5** ft NAVD
 Total Impervious area (see note below): **0.100** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elevation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	0.040	6.0	6.0	6.00	3.50	8.750	0.029	y	0.022	Compacted Soil
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
Total	0.040	<- total pervious area							0.022	<- ac-ft (Total)

Calculated Composite Soil Storage: **1.875 inches** **CN = 1000/(S+10) = 84.2**

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Exfiltration Trench Calculation
Reference: SFWMD Vol. IV
501 S Surf Rd

2/11/2025

Case 1:

$$\text{Length} = \text{Volume} / (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

Variable Definitions:

Ds =	Saturated Depth of Trench (ft)
Du =	Unsaturated Depth (ft)
H ₂ =	Depth from Land Surface to Water Table (ft)
W =	Trench Width (ft)
Volume =	Required Wet Detention Volume (ac-in)
Length =	Calculated Trench Length (ft)
K =	Hydraulic Conductivity (ft/sec)

Note: (a) This equation (**Case 1**) is a special case. Validity criteria: (1) Ds < Du. (2) W < 2 * (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	2	ft	<u>Validity Check:</u>	
Du =	2.5	ft	(1) Ds < Du ?	Yes
H ₂ =	3.5	ft	(2) W < 2 * (Ds+Du)?	Yes
W =	4	ft	(3) W > 3 ?	Yes
Volume =	0.46	ac-in		
K =	7.58E-04	cfs/ft ² (i.e. ft/sec)		

Case 1: Calculated Trench Length = 15 ft

Case 2:

$$\text{Length} = \text{Volume} / (K(2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

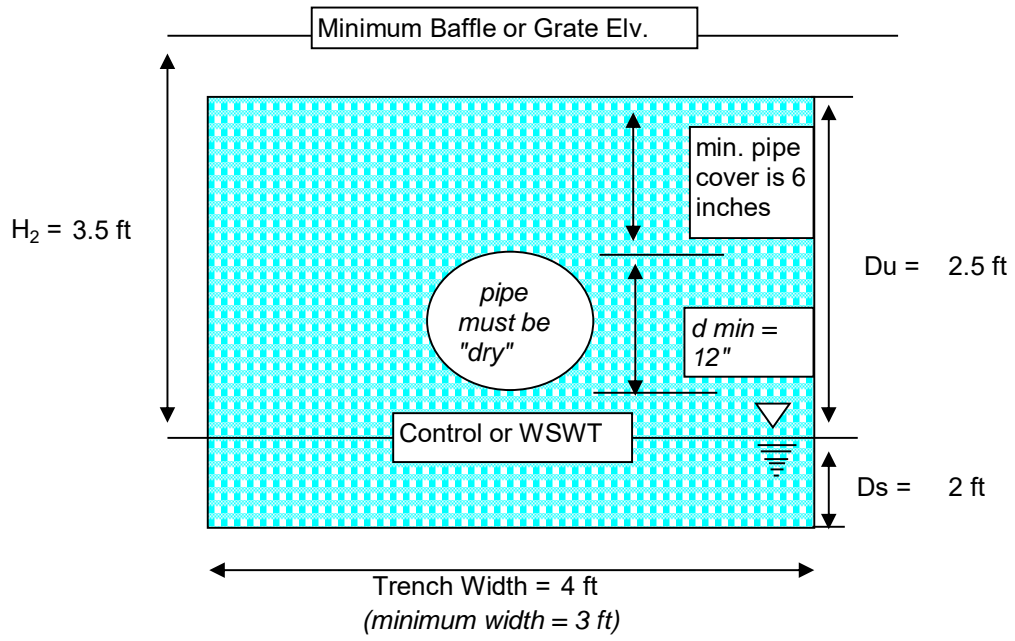
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds+Du) and Ds > Du.

Note: (a) This equation (**case 2**) is a special case. Validity criteria: (1) Ds > Du. (2) W > 2 * (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: Calculated Trench Length = 22 ft

<u>Validity Check:</u>	
(1) Ds > Du ?	criterion NOT met
(2) W > 2 * (Ds+Du)?	criterion NOT met

501 S Surf Rd



(3) $W > 3$?

Yes

[Click here for Directions:](#)

Site Storage Calculation

Project Name: *501 S Surf Rd*

Date: *16-Sep-24*

User: *enter*

Minimum Stage: *6.000* feet, NAVD

Incremental Stage: *0.500* feet



Area Number	1	2	3	4	5	Total Area		
Area Description	<i>Green</i>	<i>Parking</i>	<i>Exf Trench</i>					
Area (acres)	<i>0.040</i>	<i>0.080</i>					0.12 ac	
Area (ft^2)	1.74E+03	3.48E+03	0.00E+00	0.00E+00	0.00E+00	0.00E+00		
Low Elv.	<i>6.000</i>	<i>6.000</i>						
High Elv.	<i>6.000</i>	<i>6.500</i>						
Stage (ft, NAVD)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Stage (ft, NAVD)	Total Storage
6.000	0.00	0.00	0.04	0.00	0.00	0.00	6.00	0.04
6.500	0.02	0.02	0.04	0.00	0.00	0.00	6.50	0.08
7.000	0.04	0.06	0.04	0.00	0.00	0.00	7.00	0.14
7.500	0.06	0.10	0.04	0.00	0.00	0.00	7.50	0.20
8.000	0.08	0.14	0.04	0.00	0.00	0.00	8.00	0.26
8.500	0.10	0.18	0.04	0.00	0.00	0.00	8.50	0.32
9.000	0.12	0.22	0.04	0.00	0.00	0.00	9.00	0.38
9.500	0.14	0.26	0.04	0.00	0.00	0.00	9.50	0.44
10.000	0.16	0.30	0.04	0.00	0.00	0.00	10.00	0.50
10.500	0.18	0.34	0.04	0.00	0.00	0.00	10.50	0.56
11.000	0.20	0.38	0.04	0.00	0.00	0.00	11.00	0.62
11.500	0.22	0.42	0.04	0.00	0.00	0.00	11.50	0.68
12.000	0.24	0.46	0.04	0.00	0.00	0.00	12.00	0.74
12.500	0.26	0.50	0.04	0.00	0.00	0.00	12.50	0.80
13.000	0.28	0.54	0.04	0.00	0.00	0.00	13.00	0.86
13.500	0.30	0.58	0.04	0.00	0.00	0.00	13.50	0.92

SCS Runoff Equation:

501 S Surf Rd

Rainfall & Basin Information:

Total Site Area (including buildings):	0.140	acres
Composite Soil Storage:	1.88	inches
5-yr 1-hr storm event:	3.28	inches
10-yr 24-hr storm event	8.00	inches
		inches
25-yr 72-hr storm event	13.00	inches
100-yr 72-hr storm event	16.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

$$\text{Runoff (inches)} = (P - 0.2S)^2 / (P + 0.8S)$$

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
5-yr 1-hr storm event:	1.763	0.021	#N/A
10-yr 24-hr storm event	6.116	0.071	6.417
0	0.094	0.001	#N/A
25-yr 72-hr storm event	10.988	0.128	6.918
100-yr 72-hr storm event	13.946	0.163	7.206

